

**Mistakes are
random.
Please find!**

PLAT CHAT

formerly RAMBLINGS

APRIL 2023

Delray Villas Plat 4/5

NUMBER 008

Board of Directors Meeting

Date: Tues.

April 11, 2023

Time: 7:30 PM "B" Building

Rec Board Meeting

Date: Wed.

April 19, 2023

Time: 7:00 PM "B" Building



**This is a friendly reminder from the
"That's What Friends Are For"
committee to all plat 4/5 snowbirds before they leave us.
We wish you safe travels home and can't wait for you to return!!!
BUT!!!!!!!**

Since a hurricane may occur while you are away before you leave Delray Villas; please remember to make arrangements to have someone close your shutters if a hurricane is in our path during your absence.

You do not have to shutter your home when you leave, just have someone who can close them for you. If you don't have anyone, the committee can assist but please understand the committee will only close accordian type shutters.

*** We do not close clam shells. We are not responsible if damage should occur to your shutters in the process of assisting you in opening or closing your accordian shutters.**

Please secure all outdoor furniture, barbecue grills or any patio/garden objects by moving them indoors.



You may contact any of the below members to find out if or how the hurricane affected your property, or you have any questions prior to a hurricane:

Noel Gordon -----201-310-8626

Sam Fleishman ---- 410-493-7842

Bill Yesowitch ----- 502-905-7973



PLAT 4/5 BOARD OF DIRECTORS

President	Mike Montemurno	954-658-7295
Vice Pres.	Bill Yesowitch	502-905-7973
Treasurer	Sheila Lane	561-381-7725
Secretary	Dianne Stevens	413-222-7866

COMMITTEES

Alliance:	Alan Rossman	561-901-3002
	Rick Mancini	917-865-6563

Architectural:	Mike Montemurno	954-658-7295
	Alan Rossman	561-901-3002
	Rick Mancini	917-865-6563
	Ruth Mirailh	954-464-6891
	Hope Greenblatt	954-328-5136
	Rich Cohen	201-873-0458

Inspection:	Ruth Mirailh	954-464-6891
	Alan Rossman	561-901-3002
	Pat Melito	561-933-0170
	Rich Cohen	201-873-0458

Re-Inspection:	Alan Rossman	561-901-3002
	Debbie Willson	631-624-7778
	Rich Cohen	201-873-0458
	Terry Dunne	646-423-2303

Interviews:	Bill Yesowitch	502-905-7973
	Hope Greenblatt	954-328-5136
	Ruth Mirailh	954-464-6891
	Alan Rossman	561-901-3002

Lakes and Canals:	Russ Mayer	248-535-4710
	Mike Montemurno	954-658-7295
	Don Daugherty	561-703-5975

Lollipop, Lights, Roads & FPL	Rick Mancini	917-865-6563
	Alan Rossman	561-901-3002

Maintenance:	Russ Mayer	248-535-4710
	Mike Montemurno	954-658-7295
	Don Daugherty	561-703-5975

Parliamentarian:	Bill Yesowitch	502-905-7973
55+	Bill Yesowitch	502-905-7973

Plat Chat:	Hope Greenblatt	954-328-5136
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RECREATION ASSOCIATION MEMBERS

Pool:	Tony Costa	508-801-3300
	Pat Lazaroff	561-498-8691
	Lynne Cohen	201-314-6537

SERVICES AVAILABLE IN HOA FEES

Pest Control:	Wise House	561-727-8239
Cable/Internet	Breezeline Communities	855-660-9868
Palm Beach County	Palm Tran	561-841-4200

COMMUNITY ASSISTANCE

THAT'S WHAT FRIENDS ARE FOR!
We are here for hurricane issues or any other questions throughout the year.

(We are not able to provide any type of transportation services, due to insurance purposes.)

Noel Gordon	201-310-8626
Sam Fleishman	410-493-7842
Bill Yesowitch	502-905-7973

PLAT CHAT

Monthly Newsletter delivered on or around the first of every month.

Harvey Lazaroff	561-498-8691
Alan Rossman	561-901-3002

WE CARE!

We provide medical equipment free in the event you need a cane, a walker, wheelchair, etc.

We are a phone call away to assist.

Rick Mancini	917-865-6563
Paul Mirsky	917-684-9115
Sam Fleishman	410-493-7842

WEBSITE/COMMUNITY CHANNEL

www.delrayvillas45.com

Our community information is updated on a as needed basis for all your informational needs. (Community Channel is located on 590 on your television.)

Mike Montemurno	954-658-7295
Alan Shwartz	561-376-4040
Don Daugherty	561-703-5975

WELCOME COMMITTEE

A friendly knock on the door bringing a small gift and loads of information that says "Welcome new neighbor"

Pat Lazaroff	561-498-8691
Marlene Mirsky	917-673-7830
Amy Kaplan	203-257-9044

ZOOM

You can attend from home if you are unable to come to the Viking Room.

You will receive an email from Dianne Stevens with the link for our monthly meeting, you may also access it through our website: www.delrayvillas45.com (If during the meeting you need help contact via text)

Alan Shwartz	561-376-4040
Don Daugherty	561-703-5975

MINYAN

(call us to help you in your time of need)

Alan Kaplan	316-253-7542
Richie Cohen	201-873-0458
Noel Gordon	201-310-8626

CITIZENS ON PATROL (COP)

Lloyd Lukens 561-251-3616

DID YA KNOW?**Garbage is picked up on Wednesday and Saturdays!**

Did ya know: you can only put garbage out Tuesday and Friday after 5 pm. Tuesday night you can put out trash and lawn waste after 5pm for Wednesday pickup! Friday night you can put out garbage, recyclables and BULK after 5pm for Saturday pickup!

Lawn cutting is done twice a month normally.

Did ya know: The next cut is April 6th and every other week till the summer . Starting the 1st week of June the lawns are cut once a week.

Landscaping for inside bushes are done every other month.

Did ya know: the Bushes and small trees are trimmed every other month. The next trimming for bushes is on April 6th.

(we gently ask you to please not ask the landscapers to do any projects or special cuts around your individual homes while doing scheduled work. We only have two days to complete the entire complex and if they stop to help you with a personal project, then they are not taking care of your neighbor. Thank you for your assistance with keeping our community beautiful)

Have you heard of the ACC (Architectural Control Committee)?

Did ya know: if you want to do any type of work around the exterior of your home you need to fill out an application and get it approved by the ACC committee. They meet every other Monday afternoon. Please have your application turned in prior to the meeting for approval.

The dates the committee meets this month: April 3rd and April 17th.

The Inspection committee does two inspections a year!

Did ya know: they check for various items that might need attention. If you receive a letter from the committee you are given ample time to correct the item. If you need clarification or don't understand the letter, call a committee member, they are happy to stop by and talk with you. We all have the same goal and that is to keep our community safe and beautiful. (see page 10 for list of items)

Selling your home! There are many steps the realtors need to know.

Did ya know: the buyers have to be interviewed 30 days prior to the closing, have the realtors call Bill Yesowitch to schedule. Sheila Lane is the person for the estoppel . She can't return the estoppel form until the interview process is complete and they are approved. Please leave your old payment book and the docs for the new owners. You the current homeowner must give the FOB & keys for the Rec Center to the new owner . If you don't the new owners will have to pay for new FOBS for the buildings and pool/gym area. They will also need to purchase keys for the tennis court area.

Did ya know: THE DELRAY VILLAS PLAT 4/5 HOA BOARD ARE HERE TO HELP AND ARE ALWAYS A PHONE CALL AWAY!!



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- DRIVEWAY POWER WASHING & STAINING.
- PAINTING INTERIOR & EXTERIOR.
- PORCH SCREENING & REPAIR.
- CEILING FANS, PICTURES, MIRRORS, ETC.
- OPEN CLOSE SHUTTERS.
- HOME WATCHING.

Valuable information for Seniors

By Fran Rubenstein

There is a Senior Activity Center in West Delray Beach. It offers a variety of activities free for Seniors.

***The center is located at:
4765 West Atlantic Avenue
Delray Beach***

They offer classes free of charge in various areas to help seniors develop their body, mind, and soul:



<i>Tuesday:</i>	<i>Bingo and line dancing</i>
<i>Tuesday and Friday:</i>	<i>Chair Yoga</i>
<i>Friday:</i>	<i>Meditation</i>
<i>3 days a week w/Rosa:</i>	<i>Cardio Sculpt</i>

...and many more offerings

For more information:

Call the at 561-437-8300 ext. 219

For details about classes and various support groups check-out their website:

hgdoctors.com

April Fools & More!

by Nancy Grasso

Where do all the National Days come from?

Sometimes marketers promote different days to sell products, but sometimes it's Presidential Proclamations such as National Ice Cream Day - signed by President Ronald Reagan "Proclamation #5119" on July 19, 1984. He said "Ice Cream is nutritious wholesome food." (I agree!) Even if it's just a temporary proclamation, we can still have fun with it!

April 2023 National Days & Holidays

- 4/1 April Fools!
- 4/2 National Peanut Butter & Jelly Day
Palm Sunday
- 4/3 National Find a Rainbow Day
World Party Day
- 4/5 Passover
National Walking Day
- 4/6 Holy Thursday
- 4/7 Good Friday
National No Housework Day
- 4/9 Easter Sunday
- 4/10 National Siblings Day
- 4/11 National Pet Day
- 4/12 National Grilled Cheese Sandwich Day -YUM!
- 4/13 Last Day of Passover
National Scrabble Day
- 4/14 National Gardening Day
- 4/15 World Art Day
- 4/16 Orthodox Easter
- 4/18 National Haiku Day
Tax Day!
- 4/20 National High 5 Day
- 4/21 Eid al-Fitr Last Day of Ramadan
- 4/22 Earth Day
- 4/23 National Picnic Day
- 4/29 International Dance Day
- 4/30 Honesty Day and International Jazz Day

So, where do all these days come from?

You can Google "National Calendar Days" and find all kinds of answers .

Also, try some of these websites:

nationaldaycalendar.com

daysoftheyear.com

foodimentary.com

Hope this list of days made you smile !



Chocolate Chip Cookies Passover

1 cup matzo meal
1/2 cup
granulated sugar
1 cup matzo
Farfel
6 ounces semi-
sweet chocolate,
chopped
1 cup coarsely
chopped walnuts
2 eggs beaten
1/2 cup
margarine melted

In a mixing bowl,
combine the
matzo meal,

sugar, matzo
farfel, chocolate
and walnuts. In a
small bowl, using
a whisk beat the
eggs with the
melted margarine.
Pour over dry
ingredients and
mix until well-
blended. Drop
tablespoons of
dough 1 inch
apart , onto a
lightly greased
baking sheet. Bake
in 350-degree oven
for 20 minutes.
Makes 36 cookies

by, Phyllis Forster



Passover Blondies

1- 1/2 cup brown
sugar
1/4 cup sugar
1 tbsp vanilla
1 cup unsalted
margarine/butter
2 eggs
1/4 tsp salt
1 cup matzo cake
meal
1 cup potato
starch
1 cup chopped
chocolate chips
1 cup walnuts/
pecans

Line 8x10 pan with
greased foil
Cream brown

sugar, sugar,
vanilla with butter
Blend in eggs. Stir
in salt, cake meal
and potato starch
Add chocolate
chips and nuts
Chill 20 minutes

Preheat oven to
350 degrees.
Spread butter into
pan
Bake 35-40
minutes until
center is set and
not jiggly
Cool well and use
foil to lift out
squares from pan.
by, Phyllis Forster

WHAT ARE YOU DOING THIS SPRING?*Lynne Cohen says "hope your having fun!!!!!!!"***Kings Point- Delray Beach****561-499-3335 x 102**

5/19- Simply Shania Tribute
 6/23- Leesah Stiles
 7/21- Yesterdayze- Ultimate 60's Experience
 8/18- Rat Pack Now
 9/22- Broadway & Beyond
 10/20- Boogie Brothers Band

Kravis Center- West Palm Beach**561-832-7469**

4/1-4/9 Wicked
 4/8- Palm Beach International Jazz Festival
 4/10- Rhythm India: Bollywood & Beyond
 4/11- San Salvador
 4/13- Scott Bradlee's Post Modern Jukebox: Life in the Fast Lane
 4/17- Live in Central Park- Simon & Garfunkel
 4/18 & 4/19- Palm Beach Atlantic Spring Dance Concert
 4/21- Jerusalem String Quartet
 4/23- Mames Babegenush
 5/2 & 5/3- FaLun DaFa Association of Florida Presents – Shen Yun 2023- China before Communism
 5/5- Young Musicians
 5/7- Young Singers 20th Anniversary Concert- Hear the Future
 5/12-5/14- Miami City Ballet "Entradas"

Arts Garage - 94 N E 2nd Ave. Delray**561-450-6357**

4/6- Queer Collaboration- Poetry Reading
 4/10- Larkin Poe
 4/19- Curated Conversation: Carmen Herrera's Quiet Revolution

Wick Theatre - 561-995-2333**7901 N Federal Highway Boca Raton**

4/1-4/2- Damn Yankees
 4/20-5/14 Million Dollar Quartet

Black Box – Boca -561-483-9036

4/2- Dizzy's Magic & Mayhem
 4/7- Fleetwood Mac
 4/8- Start Me Up (Rolling Stones Tribute)
 4/13- Comedy with Boris
 4/15- Mike Marino
 4/21- Music of Journey & Styx
 4/28- Salute to Songwriters- Henley, Fogelberg, Frey, McCartney, and Diamond
 4/30- Americas Got Talent

Seminole Hard Rock – Hollywood**866-502-7529**

4/18- Billy Idol
 4/29- Pat Benatar- Neil Giraldo
 5/11- One Republic- Elvis Durans Spring Break
 5/12- Tom Jones
 5/13- Joe Veras
 5/25- Doobie Brothers

Delray Beach Playhouse – 561-272-1281**950 N W 9th St. Delray Beach**

4/14- Tuesday with Morrie
 4/19- Hank Williams & His Honky Tonk Trio
 4/28- Noises Off
 5/8- Musical Memories Concert Fiddler on the Roof
 5/19- Bee Gees Tribute
 5/20- Musical Tribute to Crosby, Stills, Nash & Young

FAU- 561-297-6124**777 Glades Road Boca Raton**

4/14-4/23 Sweat

Old School Square- 51 N Swinton Ave,
 Delray Beach (The Pavillion)

4/14-4/16- Delray Affair - Art & Craft Show

LOOKING FOR

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at



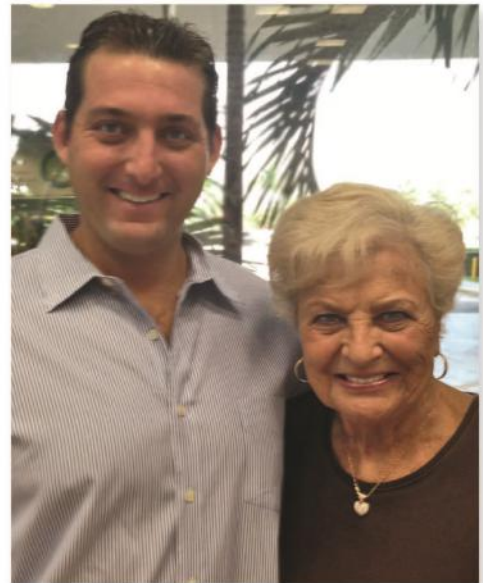
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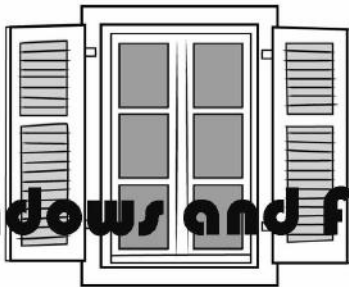
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References Available

Call Domenic 561 255-4723

It's Springtime, get out and explore!!!



If you've never been to Grassy Waters Preserve in West Palm Beach then I highly recommend taking a drive and taking a stroll on the boardwalk. The preserve is located at 8264 Northlake Blvd. West Palm Beach, FL 33412. It's open Mon.-Sat. from 8am to 4:30 pm and Sundays from 8:30 am to 5pm.

The preserve is a beautiful pristine natural area with a boardwalk. It meanders through a natural area that is mostly shady where you can observe wildlife and natural plants. You will see a cypress forest and many flowering air plants as well as areas of natural grasses etc.

You can also Kayak there. The boardwalk is wheelchair accessible and there are restrooms in the parking lot. While visiting this area you feel like you've stepped back in time, it was peaceful and relaxing. You'll enjoy beautiful vistas and covered tiki huts along the way and one of them even has two rocking chairs for you to enjoy a time out.

Debbie Castagna





**One of the most important forms you will fill out and you should make sure it is always up to date, is the Delray Villas Plat 4/5
NEXT OF KIN FORM**

No one knows when an emergency will happen! But you can be assured if this form is completed your family member or friend is only a phone call away. We will be able to give the emergency team (sheriffs' dept or first aid) your Next of Kin form to be able to contact them if you can't. This form is the permission to do so.

DELRAY VILLAS PLAT 4/5
NEXT OF KIN

Homeowner: _____

Address: _____

Telephone: () _____

E-Mail: _____

The following named individual(s) are hereby designated as my contact person(s) in the event I/We become incapacitated in any way.

Name: _____

Relationship: _____

City: _____ State: _____ ZIP: _____

Home Phone: () _____

Cell Phone: () _____

Send or put it in the HOA mailbox on my porch
Dianne Stevens - Plat 4/5 Secretary
6313 Dusenburg Road
Delray Beach, FL 33484

THE ARCHITECTURAL COMMITTEE MEETS TWICE A MONTH TO REVIEW ALL APPLICATIONS. THE TWO DATES THIS MONTH ARE:

APRIL 6 APRIL 17

ONE APPLICATION FOR EACH PROJECT PLEASE! ATTACH DRAWINGS OF YOUR REQUEST WITH THE APPLICATION. IF YOU ARE PAINTING OR STAINING YOU MUST WRITE THE NAME OF THE COLOR AND THE PAINT NUMBER ALSO. OUR GOAL IS TO APPROVE YOUR APPLICATION, THE MORE INFORMATION THE BETTER TO REACH OUR GOAL!

**YOU MAY PICK UP AND DROP OFF APPLICATIONS AT
13952 PACKARD TERRACE**

PLEASE MAKE SURE YOU READ AND COMPLETE THE ENTIRE APPLICATION PACKET. MAKE SURE YOU SIGN IT, SO YOU DON'T HAVE TO WAIT FOR THE NEXT ACC MEETING FOR APPROVAL IF YOUR APPLICATION IS INCOMPLETE.

PLEASE CALL IF YOU ARE UNSURE OF ANY ASPECT OF YOUR PROJECT OR IT IS A BIG PROJECT LIKE EXPANDING A DRIVEWAY, SOMEONE FROM THE COMMITTEE WILL COME AND CHECK IT OUT PRIOR TO THE ACC MEETING SO THAT ALL QUESTIONS CAN BE ANSWERED, AND YOU CAN RECEIVE AN APPROVAL FROM THE COMMITTEE.

LET'S ALL BE PROACTIVE, INSTEAD OF REACTIVE!!

REMEMBER DELRAY VILLAS PLAT 4/5 HOA BOARD AND COMMITTEES WORK HARD DAILY FOR YOU AND OUR COMMUNITY. THEY ARE ALWAYS HERE FOR YOU!



It's Springtime and that means, Clocks ahead....

Don't forget to check your timer for your Lollipop Light.

SPRINGTIME MEANS ITS TIME FOR OUR HOUSE INSPECTIONS.

In the next several weeks you will start to see our TEAM inspecting our homes.

There are several things we look for when making our inspections.

- **power washing house, clam shells, driveways**
- **house requires painting**
- **roof requires attention**
- **trim plants, hedges, shrubs in front of house to 4 feet**
- **repair and paint lollipop lights**

Thank you for helping us get your homes ready for inspection.

THE INSPECTION COMMITTEE

All Breezeline service calls going forward must be made through the phone number below. 855-660-9868

Please do not unplug any wires even if instructed to do so. Tell them to have a technician come to your home. When you call in and they are instructing you in some cases to unplug the modem the fiber may break, and you will have no service till a technician can come out and in some cases it is 6-10 days.

If you are scheduled for an appointment longer than a 48 hour time period, please contact us so we can escalate and try to get them to come out sooner. But we need everyone to call into the number below for a record of the problem, and make sure you ask for an order (job) number.

**PLEASE SEND US THE NAME, ADDRESS, PHONE NUMBER ON YOUR BREEZELINE ACCOUNT AND THE SCHEDULED ORDER # AND THE ISSUE YOU ARE HAVING.
THANKS MIKE!**



dvmikem@delrayvillas45.com



Call for all your service needs!

855-660-9868

BIRTHDAY AND ANNIVERSARY WISHES

(Please submit new form for celebration page. Previous lists are obsolete)

If you would like us to celebrate your special day, please let us know the dates of your birthday and anniversary. SEND EMAIL TO: platchat@delrayvillas45.com

Your Name & Birthday: _____

Spouse Name & Birthday: _____

Anniversary Date: _____

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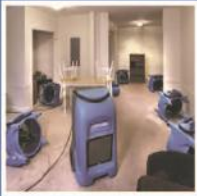
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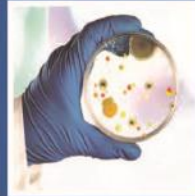
Moisture/Leak Detection



Roof Leaks



Mold Removal



Mold Testing



Toxic Black Mold Removal

MOLD DAMAGE?

STATE LICENSED MOLD REM. LIC #MRSR: 1791 & MRSA: 2582



CALL: 561-674-2332

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Turn to the Experts...



Ask about the COMFORTCLUB!





Spring & Summer Entertainment

**Register at the ticket office: Thursday & Saturday
10 am -12 pm**
All Checks made payable to DVRA
Questions regarding Rec Entertainment please call:
Shelley 302-593-4261 Alan 561-901-3002



April
15th Movie Night:
Popcorn & Soda
7:30 "B" Building,
Viking Room
Cost: \$2.00

25th Big Easy
Leave Rec Parking Lot 9:15
Cost: \$20.00 Back \$25.00

May
12th Mother's Day Luncheon & Fashion Show 12 pm - 3 pm
"B" Building, Viking Room
Deli Luncheon & Dessert
Clothing by "Anthony's"
Cost: \$20.00 per person

29th Memorial Day Pool Party
Music, Food and Fun @ pool
1:00 - 5:00 pm
Cost: \$15.00 Hot Dogs w/trimmings

June Dates to be announced:
Karaoke Happy Hour Monthly
Cost: Free
Casino: Cost \$20.00
Movie: Cost \$2.00 pp
More information to come

July
4th July 4th Celebration @ Pool
Wings and all the Trimmings
Cost: \$20.00
July dates to be announced:
(more info to follow)
For Men Only - Seminole Casino Trip
Cost: \$20.00 by bus
Karaoke Happy Hour Monthly
Cost: Free
Movie: Cost \$2.00 pp

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West Atlantic

5848 W. Atlantic Ave., #143, Delray Beach, FL 33484

Greenacres

4998 10th Ave. N., Greenacres, FL 33463

Riviera Beach

3002 Broadway Ave., Riviera Beach, FL 33404

Some services are not covered under all plans. Check your plan documents for details and service availability at each individual center. Due to space and time limitations, some services are not available at all centers. Limitations, copayments and restrictions may apply.



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561-638-0944

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I MAKE HOUSE CALLS



**Holiday Wishes from
Delray Villas Plat 4/5 HOA Board
Happy Passover Happy Easter**



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Judy and Bill Yesowitch
The Plat Chat Committee**

**To our Winter Family, no matter how you travel, get home
safely, and we can't wait till you return!!
We miss you already!!
See you in the Fall!!!**



Our 1943 and before Diamonds! Save the date!! June 14, 2023

May their memory be for a blessing!



Don Whitman



No anniversaries this month!

**Let's all just celebrate the love we have
for each other, the good times we
share, and the kindness we spread!**



Happy Birthday

APRIL



13th Edie Kaplan

*Welcome To The
Neighborhood*



**Jordan & Randi Altabet
13717 Whippet Way E**

**Mark & Susan Beckerman
6338 LaSalle Road**

**Marta Aldino & Salvatore de Simone
6402 LaSalle Drive**



**Life is good and
everyone is
healthy!**



**Get well wishes and
butterfly kisses to those who don't
want to have their names posted!
Health and happiness to everyone
this month!**

**Camille Montemurno is offering her
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**PLEASE CALL I DO NOT CARE IF YOU NEED
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**If you can not reach me please call :
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