

PLAT CHAT

JUN / JUL / AUG 2024

**Delray Villas Plat 4/5
Community Newsletter**
www.delrayvillas45.com

NUMBER 019

Board of Directors Meeting

Date: Tuesday

June 11, 2024

**Time: 7:30 PM "B" Building
(See website for July and August)**



Rec Board Meeting

Date: Wednesday

June 19, 2024

**Time: 7:00 PM "B" Building
(July 17th and August 21st)**

**HAPPY
FATHERS
DAY**

June 16, 2024



IMPORTANT INFORMATION INSIDE:

~ Contact Info for Delray Villas 4/5: pp. 2 & 3, & Architectural Review Committee: P. 18

~ Breezeline Channels Guide: pp. 10 & 11

~ Theater shows by Lynne Cohen: pp. 8 & 9

~ A Heartfelt Thank You: P. 20

All Residents: *Please update your Birthday and Anniversary dates*



PLAT 4/5 BOARD OF DIRECTORS

Pres: Mike Montemurno 954-658-7295
VPres: Bill Yesowitch 502-905-7973
Treas. Sheila Lane 561-381-7725
Sect: Dianne Stevens 413-222-7866

COMMITTEES

Alliance:

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

Architectural: (See P. 19 for details)

Alan Rossman 561-901-3002
Rick Mancini 917-865-6563
Betty Hillier 561-400-2392
Nancy Grasso 203-770-4481
Rich Cohen 201-873-0458

Inspections:

Ruth Mirailh 561-907-7884
Rick Mancini 917-865-6563
Betty Hillier 561-400-2392
Mike Montemurno 954-658-7295
Pat Melito 561-933-0170
Rich Cohen 201-873-0458

Interviews:

Bill Yesowitch 502-905-7973
Alan Rossman 561-901-3002
Ruth Mirailh 561-907-7884
Hope Greenblatt 954-328-5136
Nancy Grasso 203-770-4481

Lakes and Canals:

Mike Montemurno 954-658-7295

Lollipop, Lights, Roads & FPL

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

Maintenance:

Mike Montemurno 954-658-7295

Parliamentarian AND 55+

Bill Yesowitch 502-905-7973

HOA FEES and ESTOPPEL LETTERS

Sheila Lane 561-381-7725

ACC Architectural Permits

Alan Rossman 561-901-3002
13834 Packard Terrace for application

DV 4/5 Website:

www.delrayvillas45.com

Interview Committee

If you are selling or renting your home any new occupants must contact:
Bill Yesowitch 502-905-7973

Maintenance/Landscaping

Any info needed please contact:
Mike Montemurno 954-658-7295

Plat Chat:

Hope Greenblatt 954-328-5136
Todd Stevenson 561-704-3008

Recreation Association Representatives:

Pat Lazaroff 561-498-8691
Lynne Cohen 201-314-6537
Camille Montemurno 561-239-6844

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COMMUNITY ASSISTANCE
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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!

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

WELCOME COMMITTEE

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"Welcome new neighbor"

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

CITIZENS OBSERVER PATROL
(COP)

Lloyd Lukens 561-251-3616

MINYAN

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

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

HOA MEETINGS VIA 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

WEBSITE/COMMUNITY CHANNEL

www.delrayvillas45.com

Our community details are updated on an as-needed basis for all your informational needs.

(Community Channel is located on 591 on your television).

Mike Montemurno 954-658-7295
Alan Shwartz 561-376-4040

FOR MY HUSBAND

(Submitted by Chelle L)

Every woman hopes to find
the true love of her life.
A handsome man to take her hand
and choose her as his wife.

I looked here and everywhere
to find someone like you.
Then one day, you were there
and all my dreams came true.

You've filled my life with joy
and set my heart aglow.
You are cherished and adored
more than you could ever know.

No truer love anywhere
on earth could ever be.
With all my heart
I THANK YOU,
Sweetheart, for loving me.

My Grandma Mae, by Nancy Grasso

My Grandma lived from 1890 to 1964. Even though I only had my grandparents until I was 8, the memories made with them shaped my life. I've been told that I'm a lot like her. I have a book she treasured; it's filled with friendship poems. Here's one I'd like to share with all of you.

Little Things, by Anonymous

It's just the little homely things,
—The unobtrusive, friendly things,
The "won't-you-let-me-help-you" things
—That make our pathway light—
And it's just the jolly, joking things,
—The "never-mind-the-trouble" things,
The "laugh-with-me, it's funny" things
—That make the world seem bright.

For all the countless famous things,
—The wondrous, record-breaking things,
Those "never-can-be-equalled" things

—That all the papers cite,
Aren't like the little human things,
—The everyday-encountered things,
The "just-because-I-like-you" things
—That make us happy quite.

So here's to all the simple things,
—The dear "all-in-a-day's-work" things,
The "smile-and-face-your-troubles" things,
—Trust God to put them right!
The "done-and-then-forgotten" things,
—The "can't-you-see-I-love-you" things,
The hearty "I-am-with-you" things
—That make life worth the fight.





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Retired Army Veteran**

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Ageing Healthy: Maintaining Our Mental Health



*CREDIT: unsplash.com/
Nguyen Thu Hoai]*

by Maria Portelos-Rometo Posted: May 7, 2024

As we age and go into retirement, we sometimes find ourselves losing—or perhaps entirely without—daily connections to the world.

We might no longer have a job that keeps us connected with other people and their lives. Losing family members and friends might make it difficult to get from place to place.

Physical changes, like hearing or vision loss or memory declines, might hamper our ability to perform routine tasks.

While virtually everyone who ages experiences these losses, they nonetheless can make it difficult to maintain social connections, which can lead to social isolation and/or feelings of loneliness.

Building and nurturing social connections is important to maintaining your mental health, a key element in your overall health and quality of life. The National Institute on Aging provides some ways to stay connected:

- Stay in touch with family and friends in person, over the phone or online.
- Make time each day to maintain connections with others. Saying hello to neighbors can help initiate a conversation.
- Take a class to learn something new or use a skill you already have and can teach others.
- Learn a new language or a new skill such as cooking or playing a musical instrument.
- Be a regular at your community senior center.
- Join a book club.
- Donate time to your favorite charity, organization, local school, library, hospital.
- Invite a friend over to share a cup of coffee or tea.
- Get involved with your church, synagogue, or place of worship.
- Take a walk and invite your neighbor to come along with you.
- Have an afternoon board game social and invite your friends and neighbors.
- Find free group tours and programs at museums

Another part of our mental health is managing stress that occurs with a difficult life event or other trying circumstance. Finding ways to lower stress can support healthy aging and can help you stay physically and mentally healthy. Here are some stress-management suggestions from the National Institute on Aging:

- Practice meditation, mindfulness, or yoga.
- Stay physically active and maintain your routine.
- Participate in activities you enjoy.
- Keep a journal to help identify and challenge negative and unhelpful thoughts.
- Read a book that interests you, a magazine, or the newspaper.
- Listen to music.
- Work on a crossword puzzle or word search.
- Paint, do adult coloring, crochet, sew, or embroider
- Start a project or hobby you always wanted to do.
- Reach out to friends, neighbors, and family.
- Get outside with nature by walking, gardening, participating in an outdoor sport. Ask for help when you do feel overwhelmed.

**TOGETHER WE SHARED 1,000,000 SOMETHING GOOD MOMENTS!
LET'S CREATE MORE MEMORIES!!!**

Theater Shows by Lynne Cohen



Delray Beach Playhouse, 950 NW 9th St.,

Delray Beach, 561-272-1281

6/1- Creedence Clearwater Revival
6/28-6/30- Anthony Rodia
8/23- A Chorus Line

**Hard Rock - 1 Seminole Way,
Hollywood, 866-502-7529**

6/6- Megan Thee Stallion
6/7- Fists of Fury
6/7- Peter Manjarres (Noches de Neon)
6/14- Santana & Counting Crows
6/15- Bryson Tiller
6/21- Bare Knuckles Fighting Championship
6/23- Red Hot Chili Peppers
6/29- Walker Hayes
7/5- KC and the Sunshine Band
7/12-7/14- Gabriel Iglesias
7/24- Donny Osmond
7/27- Blake Shelton
7/28- Chelsea Handler
8/1- Lindsay Sterling
8/2- Jonas Brothers
8/4- Kane Brown
8/9- Def Leppard
8/14- Deep Purple
8/18- Maren Morris
8/30- Bush

**Arts Garage- 94 NE 2nd Ave.,
Delray Beach 561-450-6357**

6/9- The Color Purple
6/14- Dissonance
6/15- Celebrate (60s & 70s)
6/21- Julius Sanna (Africa Experience) Gospel
6/22- JD Danner (70s music)
6/23- Heart of Rock n Roll (Huey Lewis Tribute)
6/28- Jean Craze
6/29- Crystal Shawanda
7/5- Rich Aronovitch, comedian
7/6- Cortadito (Cuban Music)
7/12- Selwyn Birchwood
7/13- Siempre Flamenco



Arts Garage- (cont)

7/20- Joe Cotton Band
7/26- Sam Morrow
7/27- Rolling Stone Tribute
8/3- Yacht Rock
8/9- Forever Janis Tribute to Janis Joplin
8/10- Betty Fox Band
8/16- Eric Johanson
8/17- Forever Whitney
8/23-8/24- Motown Tribute
8/30- Latin Jazz
8/31- Doors Tribute

**Boca Black Box- 8221 Glades Rd., Suite # 10,
Boca Raton 561-483-9036**

6/1- Pat Travers Band
6/6- Jive Talkin Tribute to Bee Gees
6/7- Fleetwood Mac Tribute
6/8- Abba Tribute
6/8- Jim Florentine
6/9- Let's Sing Taylor-Band
6/13- Simon & Garfunkel Forever
6/14-6/15- Comedian Nat Baimel
6/14- Brazilian Big Band
6/16- Comedian Maureen Langan
6/20- Comedian Sam Miller
6/21-6/22- Comedian Eddie Brill
6/21- Duran Duran Tribute
6/23- Boogie Fever
6/27- Tribute to Barbra Streisand
6/28-6/29- Comedian Steve Marshall
6/28- Neil Diamond Tribute

Theater Shows (cont'd from P. 8)

6/29- Comedian Pete Correale
 7/5- Motown & More
 7/6- Comedian Carmen Lynch
 7/12-7/13- Comedian & Magician Kevin Lee
 7/14- Disco Night Studio 54- Khemistry Music
 7/18- The Signals- Rush Musical Experience
 7/19- Rock of ABBA- Tribute
 7/20- Comedian Justin Hires
 7/21- Alan Chamo- M1ND H4CK3R
 8/1- Comedian Brian Bates
 8/2- Toppermost Beatles Tribute
 8/8-Battle of the Bands: Classic Rock Edition Zep vs Floyd
 8/9- Jay Stollman & The Blue Eyed Souls: Hits of the 60s n 70s
 8/10- Funny Ladies & Leah Rudick
 8/15- Ultimate 70s Soul
 8/16- LED Zep Live
 8/17- The ELO Experience
 8/22- Sundown: Modern Classic Country Music
 8/23- Ultimate 60s Experience
 8/24- Ultimate Ramones Experience
 8/25- Psychic Medium, Jeffrey Wands
 8/30- A Doors Experience

**Kravis Center 701 Okeechobee Blvd W Palm Beach
 561-832-7469**

6/1- Pink Floyd Tribute
 6/25-6/30-Mamma Mia
 9/27-9/29- Shrek the Musical
 9/30- The Commodores

**Kings Point- 7000 W. Atlantic Ave. Delray Beach,
 561-499-3335 x 102**

6/14- The Fabulons
 7/19- Boogie Brothers Band
 8/16- Joey and the Paradons
 9/20- Across the Universe
 10/18- Whitestone Band

**Broward Center 201 SW 5th Ave Ft Lauderdale
 954-462-0222 press 4**

6/1-6/2- Shrek the Musical
 6/8-6/23- Sponge Bob the Musical
 7/2-7/18- Legally Blonde
 7/3-7/13- Peter Pan
 8/10- Greg Gutfeld
 8/17-8/18- Paw Patrol
 8/23- That Girl Lay Lay
 8/24- Beres Hammond
 8/29- Australian Pink Floyd

Wellness Toolbox

by Heidi Elias, LCSW, SEP



Let Freedom Ring

In celebration of the 4th of July this year, I wish to acknowledge and thank our Veterans for fearlessly preserving our American freedoms! I wish to also propose spending some time pondering your own "personal freedom" this Independence Day.

If you are someone who is in the habit of putting yourself down by saying mean things to yourself internally, know that you are no longer stuck in perpetuating this behavior, going forward. This 4th of July, consider befriending your "inner critic."

Your inner critic is your internal voice that tells you that "you are not good enough," and that "you always get it wrong," and nags that "you don't do enough." Your inner critic causes you to doubt yourself and to believe bad things about yourself, which objectively, are simply not true. Berating and belittling yourself is learned behavior which can be unlearned.

Many of us were raised with the beliefs of our parents, and those before them, which professed that if you put children down, they will do better. However, current data indicates that praise and understanding are far more effective at producing positive results.

One way to help kick the habit of repeatedly belittling yourself is to imagine a small child living inside of you. This is your "inner child." Know that your inner child has been on the receiving-end of a lifetime of criticism, and feels sad and hopeless.

Remember that the adult-part of you knows very well how to nurture, and knows how to love. Extend this love and nurturance to your inner child by committing to stop all criticism, by choosing understanding and praise instead, and by being self-protective.

Notice how good it feels to be on your own side, to have your own back. This is a loving relationship that you have with yourself, which is personal, and that no one can take away from you. Feel the peace and harmony that arises from truly loving yourself.

This 4th of July, transform your relationship with yourself through love and praise, and ... "Let freedom ring!"



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- 10 WPBF (ABC)'

- 11 WFGC CTN.
- 12 WHDT (Court TV)'
- 13 HSN'
- 14 QVC'
- 18 WPXP (ION)'
- 20 WTCE (TBN)T
- 21 WSCV (Telemundo 51)'
- 22 WXEL (PBS)T
- 23 WLTV (Univision 23)'
- 80 ShopHQ¹
- 81 The Weather Channel'
- 83 WBEC (BECON TV)'
- 85 C-SPAN'
- 87 INSPT
- 188 QVC2'
- 189 WPTV (Defy)¹
- 190 WSCV (Exitos 51)'
- 191 WWHB (Azteca)'
- 192 WPBF (Estrella)'
- 193 HSN 2·

- 194 WPBT Create'

- 195 WPBT Health Channel'
- 196 WHDT Florida 24 Network¹
- 650 WFLX (Bounce TV)'
- 651 WFLX (Start TV)t
- 652 WPBF (True Crime Network)
- 653 WPEC (Weather Nation)'
- 654 WPEC (Comet TV)·
- 655 WPTV (Laff TV)¹
- 656 WPTV (ION)¹

- 657 WTCN (TBD TV)'
- 658 WFOR (Start TV)¹
- 659 WFLX (Circle)'
- 660 WPBG (Me TV)t
- 2001 Palm Beach County'
- 901-950 Digital Music Channels

- 24 Galavision
- 25 ID¹
- 26 E!T
- 27 Lifetime¹
- 28 Oxygen
- 29 SEC Network
- 30 USA Network

- 31 TNT
- 32 FS I
- 33 ESPN2
- 34 ESPN
- 35 Bally Sports Florida
Overflow
- 37 The Golf Channel
- 3B Bally Sports Sun
- 39 Bally Sports Florida
- 40 TBS·
- 41 FXX
- 42 Comedy Central
- 43 Paramount Network
- 44 FX¹
- 45 Fox News¹

- 46 CNN
- 47 HLNT
- 48 CNBC'
- 49 MSNBC

- 50 truTV'

- 52 Discovery Channel'
- 53 TLC
- 54 Travel Channel'
- 55 Animal Planet'
- 56 National Geographic'
- 57 HGTVT
- 58 Food Network

- 59 AMC
- 60 A&E
- 61 Bravo
- 62 History'
- 63 Freeform
- 64 Hallmark Channel'
- 65 The Disney Channel'

- 66 Cartoon Network¹
- 67 Nickelodeon
- 68 TV Land
- 69 FS2
- 70 Syfy
- 71 CMT'
- 72 VHI
- 73 MTV
- 75 BET
- B4 EWTN
- 86 C-SPAN 2
- 91 MotorTrend¹
- 94 LMN
- 95 NewsNation
- 96 BBC America¹

- 97 IFCT
- 98 WET
- 99 Tennis Channel
- 100 Hallmark Movies &
Mysteries'
- 101 Fox Business
Network
- 103 ACC Network
- 143 OWN

Video On Demand

- 1 Breezeline on Demand

Family + requires Variety +		Latinx +	MoviePlex
121	TCM	24 Galavision	105 MoviePlex
122	Sundance TV	157 beIN Sports	106 IndiePlex
123	FX Movie Channel	187 NBC Universo	107 RetroPlex
124	Disney Junior	200 Discovery en Espanol	
125	Disney XD	201 Ole TV	STARZ
126	Nicktoons	203 History en Espanol	109 STARZ Edge
127	Nick Jr.	207 Pasiones	110 STARZ
128	Teen Nick	208 CNN en Espanol	111 STARZ InBlack
129	Nick 2	221 Discovery Familia	112 STARZ Cinema
131	Discovery Family	222 ¡Sorpresa!	113 STARZ Comedy
134	Smithsonian Channel	230 Fox Deportes	130 STARZ Kids & Family
136	BBC News	231 Gal TV	STARZ ENCORE
137	Discovery Life	232 ESPN Deportes	114 STARZ ENCORE
138	NatGeo WILD	233 TyC Sports	115 STARZ ENCORE Westerns
139	Crime & Investigation Network	234 beIN Sports en Espanol	116 STARZ ENCORE Suspense
140	Destination America		117 STARZ ENCORE Classic
141	Magnolia Network	239 Canal Sur Peru	118 STARZ ENCORE Black
142	Science	240 Canal Sur	119 STARZ ENCORE Action
144	CBS Sports	241 TV Chile	
		242 TeleN	HBO
145	FYI	243 Caracol TV Internacional	400 HBO
146	VICE	244 TYE Internacional	401 HBO 2
147	American Heros Channel	245 WAPA America	402 HBO Signature
148	Military History	246 Telefe	403 HBO Family
149	ESPNU	247 Centroamerica TV	404 HBO Latino
150	ESPN News	248 Television Dominicana	405 HBO Comedy
152	GOL TV	249 Ecuavisa Internacional	406 HBO Zone
153	The NFL Network	250 TV Venezuela	Cinema
156	TV Games Network	251 Antena 3	425 Cinemax
157	beIN Sports	252 Hola! TV	426 MoreMAX
15B	MSG National	260 Tr3s	427 ActionMAX
166	C-SPAN 3	270 Cine Latino	Showtime
167	Jewish Life TV	271 Viendo Movies	450 Showtime
168	JBS	272 A3Cine	451 Showtime 2
171	NESN National	280 TBN Enlace	452 SHOxBET
172	Hallmark Droma	281 EWTN Espanol	453 Showtime Extreme
174	LOGO		454 Showtime Showcase
			455 Flix
175	Lifetime Real Women'	French+	456 The Movie Channel
		302 TV5 Monde	457 The Movie Channel Xtro
176	Cooking Channel		MGM +
179	MTV2		460 MGM+
			462 MGM+ Hits
181	BET Jams	German+	463 MGM+ Drive-In
		304 DW	464 MGM+ Marquee
182	MTV Classic		NFL RedZone
183	BET Soul		490 NFL RedZone
184	CMT Music	Italian +	
185	Great American Family	306 Rai Italia	
186	Nick Music		
187	NBC Universe	Adult	
230	Fox Deportes	755 Playboy	
234	beIN Sports en Espanol	756 Playboy en Espanol	



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CONTACT DETAILS

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10 Things Time Has Taught Me

1. Most of our life is spent chasing false goals and worshipping false ideals. That day you realize that is the day you really start to live.
2. You really, truly cannot please all of the people all of the time. Please yourself first and your loved ones second, everyone else is busy pleasing themselves anyway, trust me.
3. Fighting the ageing process is like trying to catch the wind. Go with it, enjoy it. Your body is changing, but it always has been. Don't waste your time trying to reverse that, instead change your mindset to see the beauty in the new.
4. Nobody is perfect and nobody is truly happy with their lot. When that sinks in you are free of comparison and free of judgement. It's truly liberating.
5. No one really sees what you do right, everyone sees what you do wrong. When that becomes clear to you, you will start doing things for the right reason and you will start having so much more fun.
6. You will regret the years you spent berating your looks. The sooner you can make peace with the vessel your soul lives in, the better. Your body is amazing and important, but it does not define you.
7. Your health is obviously important but stress, fear and worry are far more damaging than any delicious food or drink you may deny yourself. Happiness and peace are the best medicine.
8. Who will remember you and for what become important factors as you age. Your love and your wisdom will live on far longer than any material thing you can pass down. Tell your stories, they can travel farther than you can imagine.
9. We are not here for long but, if you are living against the wind, it can feel like a life-sentence. Life should not feel like a chore, it should feel like an adventure.
10. Always, always, drink the good champagne and use the things you keep for "best." Tomorrow is guaranteed for no one. Today is a gift – that's why we call it the present.

Submitted by Chelle Lukens

List of 2024 Atlantic Hurricane Storm Names



Alberto, Beryl and Chris lead off the list of storm names for the 2024 Atlantic hurricane season, which officially gets underway June 1.

A tropical storm gets a name when its sustained winds reach 39 mph; it becomes a hurricane when its winds reach 74 mph.

A typical Atlantic hurricane season averages about 14 tropical storms, seven of which spin into hurricanes, based on weather records that date from 1991 to 2020.

Forecasters are predicting a whopper of a season, with as many as 33 named storms possible, hurricane experts from the University of Pennsylvania said in a forecast released earlier this month.

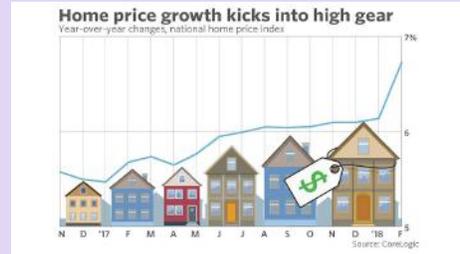
The names are given out in alphabetical order, and each new storm gets the next name on the list. There are no Q, U, X, Y or Z names because of the lack of usable names that begin with those letters.

The 2024 hurricane names: Alberto, Beryl, Chris, Debby, Ernesto, Francine, Gordon, Helene, Isaac, Joyce, Kirk, Leslie, Milton, Nadine, Oscar, Patty, Rafael, Sara, Tony, Valerie, and William.

Before hurricane forecasters started naming storms, they had to refer to storms by saying something like "the storm 500 miles east-southeast of Miami." But six hours later, the storm's position would change.

In 1953, the U.S. began using female names for hurricanes. By 1979, male and female names were being used. The names alternate between male and female.

AVERAGE HOUSE COST BY THE DECADE



DECADE	AVERAGE COST*	ADJUSTED TO 2024 COST
1940	2938	64,372
1950	7354	93,602
1960	11,900	123,320
1970	40,900	133,195
1980	73,600	273,986
1990	151,200	354,856
2000	202,900	361,433
2010	275,300	387,277
2020	374,500	433,860

* Average cost at the beginning of each decade

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Did You Know...Delray Villas 4/5

- **Garbage:** Garbage is picked-up weekly on Wednesdays and Saturdays. Garbage and lawn waste can go out on Tuesday evenings after 5pm, for Wednesday pick-up. Garbage, recyclables and BULK can go out on Friday evenings after 5pm, for Saturday pick-up. Please sort waste and adhere to the specified pick-up days.
- **Landscaping:** Lawn cutting is done twice per month. However, beginning the 1st week in June, the lawns will be cut once per week for the summer. Inside bushes and small trees are trimmed every other month. If you have specific gardening needs, please do not approach the landscapers directly to request they complete your specialized gardening projects around your home, as this interferes with the flow to complete the community landscaping in the allotted timeframe.
- **Maintaining Our Homes:** The Inspection Committee ensures that our community is well-maintained and that it meets high standards with regard to up-keep. The Inspection Committee does two inspections per year, checking for various items that may need attention. If you receive a letter from the Committee, you are given ample time to correct the item(s). If you need clarification or do not understand the letter, call a committee member. They are happy to stop by and talk with you.
- **Selling Your Home:** There are numerous steps to take when selling your home. Prospective buyers must be interviewed by the Board 30 days prior to the house closing. Please call Bill Yesowitch to schedule the interview, 502-905-7973. Once approved, the Estoppel Certificate will be prepared by Sheila Lane. Please leave your HOA payment book, home documents, FOBs and keys to the new owners. **Delray Villas 4/5 HOA Board is here to help, and are always a phone call away.**



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Neighbors Helping Neighbors Prepare for Hurricane Season Which Begins in June

Delray Villas Plat 4/5 is committed to being prepared for Hurricane Season.

“That’s What Friends Are For” Committee assists those in need, particularly the aged and those physically impaired, in the event of an impending hurricane. The following assistance is available to residents, provided that they do not compromise the health, safety or liability of Helpers:

Pre-hurricane • Close/lock first floor accordion-type shutters. • Move porch or outdoor items indoors.

Post-hurricane • Re-open all first-floor accordion type shutters. • Assist in putting debris into trashcans, provided by homeowners, and move to a trash removal area to await pickup.

NOTE: We will not remove large items, such as construction debris, fallen trees, or damaged cars. We also will not activate generators. These are the responsibility of homeowners. If you are in need of **assistance with hurricane preparation**, or would like to **volunteer to be a Block Captain**, please call: Noel Gordon, Committee Chairperson: 201-310-8626
Sam Fleishman: 410-493-7842 Bill Yesowitch: 502-905-7973.

We need your help. Volunteer to be a Block Captain today!



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CELEBRATING FATHER'S DAY

Only a dad, with a tired face,
Coming home from the daily race,
Bringing little of gold or fame,

To show how well he has played the game,
But glad in his heart that his family rejoice,
To see him come home and to hear his voice.

Only a dad with a brood galore,
One of ten million men or more.
Plodding along in the daily strife,
Bearing the whips and scorns of life,
With never a whimper of pain or hate,
For the sake of those whom at home wait.

Only a dad, neither rich or proud,
Merely one of the surging crowd.
Toiling, striving from day to day,
Facing whatever may come his way,
Silent, whenever the harsh condemn,
And bearing it all for the love of them.

Only a dad, but he gives his all,
To smooth the way for his children small.
Doing with courage, stern & grim,
The deeds that his father did for him.
This is the line that for him I pen,
Only a DAD, but the BEST OF MEN!

Submitted by: Chelle Lukens

I am a Seenager: a Senior Teenager.

- ~I have everything I wanted as a teenager, only 60 years later.
- ~I don't have to go to school or work.
- ~I get an allowance every month.
- ~I have my own pad.
- ~I don't have a curfew.
- ~I have a driver's license and my own car.
- ~The people I hang around with are not afraid of getting pregnant.
- ~I don't have acne.
- ~Life is great. I changed my car horn to gunshot sounds. People get out of the way *much* faster now.
- ~Gone are the days when girls used to cook like their mothers. Now they drink like their fathers.
- ~I didn't make it to the gym today. That makes five years in a row.
- ~I decided to stop calling the bathroom the John and renamed it the Jim. I feel so much better saying I went to the Jim this morning.
- ~Old age is coming at a really bad time. When I was a child, I thought nap time was a punishment. Now it feels like a small vacation.
- ~The biggest lie I tell myself is, I don't have to write that down, I'll remember it.
- ~I don't have gray hair – I have wisdom highlights. I'm just very wise.
- ~If God wanted me to touch my toes, He would have put them on my knees.
- ~Last year I joined a support group for procrastinators. We haven't met yet.
- ~Why do I have to press one for English when you're just going to transfer me to someone I can't understand anyway?
- ~Of course I talk to myself. Sometimes I need expert advice.
- ~At my age "Getting Lucky"& means walking into a room and remembering the reason I came in there.
- ~I have more friends I should send this to, but right now, I can't remember their names. So, please pass this on to your friends; they may be my friends, too! **Submitted by Chelle Lukens**

Two Mothers Remembered



June, is Alzheimer's Awareness Month! This is dedicated to those whose loved ones have been afflicted with this devastating disease and turned your life into chaos. Great strides have been made in many areas of medicine but this in particular is close to my heart.

I had two Mothers-two Mothers I claim,
Two different people, yet with the same name.
Two separate women, diverse by design,
But I loved them both because they were mine.

The first was the Mother who carried me here,
Gave birth and nurtured and launched my career.
She was the one whose features I bear,
Complete with the facial expressions I wear.

She gave her love, which follows me yet,
Along with the examples in life she set.
As I got older, she somehow younger grew,
And we'd laugh as just Mothers and daughters do.

But then came the time that her mind clouded
so,
And I sensed that the Mother I knew would soon go.

So quickly she changed and turned into the other,
A stranger who dressed in the clothes of my mother.

Oh, she looked the same, at least at arm's length,
But now she was the child and I was her strength.
We'd come full circle, we women three,
My mother the first, the second and me.

And if my own children should come to a day,
When a new Mother comes and the old goes away,
I'd ask of them nothing that I didn't do,
LOVE both of your Mothers as they loved you.

Submitted by: CHELLE LUKENS

DATES TO REMEMBER FOR THE ARCHITECTURAL REVIEW COMMITTEE

The ACC will meet every other Monday at 10 am to review all ACC applications for exterior work to be conducted by you the homeowner on your property. Have your applications in by Sunday night before the meeting.

If it is exterior work you are *required* to get permission through the ACC committee.

June meetings will be June 10th, and June 24th.

Please pick-up and drop-off applications on the porch at Alan Rossman's home: 13834 Packard Terrace.

July Meetings: 8th, 12th August Meetings: 5th, 19th

Questions? Call any ACC member below:

Architectural Committee Members:

Alan Rossman	561-901-3002	Rick Mancini	917-865-6563
Betty Hillier	561-400-2392	Nancy Grasso	203-770-4481
Rich Cohen	201-873-0458		

The LEGAL CHIT-CHAT

By: Alan Jay Lewis, Esq.



Using The Internet to Obtain Estate Planning Documents is a Clear-cut “No, No” Or... In other words, Why [in this situation] Google May Not Be Your friend?

Most people, under the right circumstances, love a bargain. However, there is an adage: “Buyer Beware” which can translate into, “If it sounds too good to be true, then it is probably Too Good to Be True.” ... Or try this other adage on for size: “Many times you get what you pay (or what you don’t pay) for in connection with the product or the service you are interested in ‘buying’.”

The Internet [and even television commercials] are full of advertisements stating that you can have documents prepared for what seems to be an “inconsequential cost” to you.

When it comes to your Will, Trust, Powers of Attorney documents [rather than a “pie-in-the-Internet sky” solution], it is clearly preferable to meet with a professional who specializes in this area of the law to avoid problems.

For example, the problem with the document or documents that you obtain from the Internet might not comply with the particular rules/requirements of the state in which you principally reside, and if that were the case, it could then be ineffective to achieve what you are trying to accomplish.

Even worse, you may believe that you have all your Estate Planning affairs in order, when in fact you have created a legal mess that might cost thousands of dollars and excessive time to unravel.

In addition, this “document nightmare” described above, not only applies to the requirements relating to the execution of your Internet documents .. it also can relate to potential, unanticipated tax consequences.

Engaging in the execution of documents from the Internet [without personal, professional advisors leading the way] which might look simple on its face may result in a loss of homestead exemption (in the case of real estate) or result in requiring a guardian to be appointed by the Court in the event of a transfer by you upon your passing to someone under legal age.

Would you go to a “Discount” Brain Surgeon? I don’t think so. You pay for the Brain Surgeon’s education, knowledge, expertise, and experience in his field of specialty. You put your welfare and your life in his/her hands.

That is no different than when you place your trust in a legal professional to help you plan your Estate and then implement your estate “Plan” by preparing and supervising the execution of your Estate Planning documents.

I have often been told by my clients that they believe they---and everyone needs to have a Trust.

After looking at their assets, more times than not, I ask them where they got that idea that everyone needs to have a Trust. I am usually told – “well, my friends/neighbors have a Trust and they have told me that I would be making a big mistake if I do not have a Trust.” Trusts do have a legitimate purpose for some individuals in the Estate Planning arena--however, it is a mistake to believe that in ALL cases, everyone needs to have a Trust as part of their Estate Plan.

My response to those persons who preach that Everyone Should have a Trust is that “One Size Does Not Fit All – and “NOT Everyone Needs to have a Trust.” Only a professional [not the Internet] can properly advise you as to whether a Trust is appropriate and is indicated for your particular situation.

In life we must be our own advocate and take charge of all aspects of our lives.... Medical, emotional, physical and financial. We have worked hard and want to be able to enjoy our golden years with the peace of mind that the future has been properly taken care of.

Admitted to the Bar of the State of Florida and the Bar of the State of New York. I am a Resident of Delray Villas, Plat 4/5

****This Legal Chit-Chat Column has been written by and is submitted by Alan Jay Lewis, Esq. for publication in Delray Villas Plat Chat monthly Newsletter, solely for general educational purposes and is not a solicitation nor intended to provide any specific legal advice to whomever reads this Column.***



A Very Heartfelt "Thank You"

Hi,
My name is Judy Yesowitch and I have Stage IIIB Lung Cancer. My oncologist has told me to say that I have Lung Cancer whenever I have a new Doctor, prescriptions and to place it on all forms given to me for history. I have been living with this cancer for over 1 1/2 years. I have been through Chemotherapy, Radiation Therapy and other hospital visits and doctor visits. Since the last visit, I have seen a pulmonologist, two oncologists, a physical therapist, a psychiatrist, two orthopedic surgeons and various hospital visits.

Since the last time I put an article in Plat Chat, I have been on infusion therapy for my cancer. These infusions are supposed to eliminate any cancer cells within my body. On May 1, I had an MRI with contrast at Bethesda East Hospital. On Friday, May 3 I had an appointment with the head oncologist, Dr. Thomas Neiderman. He was all smiles when I walked into his office. He informed me that I am cancer free from the tests and all the other tests prior to the first of May. I have had fluid removed from my lungs four times due to inflammation of the pleura and radiation complications. These all came out without cancer cells.

Thank you to all my friends at Delray Villas for your prayers and constant love. These have helped me tremendously with my adventures going through cancer treatment. Thank you Bill for taking me to all these hospital visits and doctor visits. Thank you to my children and grandchildren for all your support through these sometimes-scary procedures. Thank you to my friends at my Chabbad Synagogue for all your prayers and good wishes. These positive supportive people have enabled me to enjoy my life today. I pray that people who are reading this will get well and continue to do meaningful work.

"Challenges are what make life interesting and overcoming them is what makes life meaningful." - Joshua J. Marine

God, grant me the serenity to accept the things I cannot change, Courage to change the things I can, and Wisdom to know the difference.

Submitted by Judy Yesowitch

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NEW DELRAY VILLA RESIDENTS

Miriam & Robert Waldman
6210 Dusenburg Road

Charles Geragi
6168 Stanley Lane

Gerald & Helaine Yancy
6217 LaSalle Road

Gloria Simon
6169 Dusenburg Road

Delray Villas 4/5 will be setting up a new committee featuring our on line Website.

Anyone wishing to help serve on the committee please contact Betty Hillier at:
561.400.2392
or bhillier@delrayvillas45.com.

Patti Lazaroff	June 1
Richie Cohen	June 2
Heidi Elias	June 5
Anthony Perez	June 8
Fran Rubenstein	June 16
Fran Costa	July 7
Karen Willis	July 23
Paul Mirsky	August 6
Tony Grasso	August 7
Alan J Lewis	August 12
Jim Guanci	August 17
Phyllis Forester	August 20
Ronnie Townsend	August 25

Birthdays June, July, and August

June, July, August ANNIVERSARIES

The Saunder's	June 3
The Rubenstein's	June 9
The Rudolph's	June 22
The Williams	July 3
The Steven's	July 13
The Shwartz 's	August 8
The Kaplan's	August 9
The Townsends	August 13
The Kracoff's	August 25

