

**Palm Beach  
Country Estates***A PERIODIC PUBLICATION OF THE PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION, INC.***SAVE THE DATES**

Fun for the whole family  
Food Trucks, kids games,  
crafts & more Sunday Nov. 4th  
1 – 4 pm Living Oaks Church  
To volunteer: Pam Malone @ 561-236-8941  
**Association Meetings**

Please join us at our upcoming meetings on Tuesdays  
September 11th and November 13th at Living Oaks  
Church on 64th Drive. Representatives from the Post  
Office, UPS, & FedEx will join us on September 11th.

**SIRWCD Meetings**

Thursday, Aug. 16 - 7:00 pm. A public hearing on the  
annual budget for the fiscal year of 2018-2019 will be  
conducted prior to the monthly meeting.

At: Jupiter Community High School / Media Center

Thursday, Sept. 20 - 7:00 pm. Annual Meeting.

At: Jupiter Community High School / Auditorium

**Officers and Committees****Officers:**

President -	Ken Trapasso	578-9323
	President@pbce.org	
1st Vice President -	Tim Brown	676-5527
	VP1@pbce.org	
2nd Vice President -	Jason McFarland	951-9977
	VP2@pbce.org	
Treasurer -	Bob Schneider	622-6556
	Treasurer@pbce.org	
Secretary -	Bob Berman	627-1118
	Secretary@pbce.org	

**Committees & Information:**

By-Laws -	Stephanie Duncan	575-7956
Newsletter -	Kevin Baker - Editor/Ads	748-3376
Neighborhood Watch -	Cindy Divine	744-8122
	Divinelabs@aol.com	
Park/Playground -	Chris Reinhardt	762-1281
	Sarah Applegate	741-1140
	Bob Berman	627-1118
Mom's Club -	Rose Moon	
	rdlouca@yahoo.com	
July 4th & Beautification -	Ken Trapasso	578-9323
Website -	<a href="http://www.mypbce.org">www.mypbce.org</a>	
Official Facebook Group to Join:		
Palm Beach Country Estates LANDOWNERS		
Park/Playground -	<a href="http://www.twistypinesplayground.org">www.twistypinesplayground.org</a>	
Neighborhood Watch -	<a href="mailto:pbceiw@aol.com">pbceiw@aol.com</a>	
COP Patrol -	Bob Berman	627-1118
SIRWCD -	<a href="http://www.sirwcd.org">www.sirwcd.org</a>	747-0550
Webmaster -	Bob Berman	627-1118
Safe Streets -	Bruce Hill	flagtd@aol.com

To be added to the PBCELA website  
Who's Who list, email Bob Berman  
your PBCE resident owned  
business contact information.

# A JOURNEY BACK IN TIME: THE HISTORY OF PALM BEACH COUNTRY ESTATES

*Part Two in the continuing series*

## The 1980's

Welcome Back. When we left off the last time we were moving into the 1980's. The area was still rough. A lot of illegal dumping was occurring with huge piles of trash, furniture, construction materials, and vegetation. Contractors were stealing dirt off the canal banks. There wasn't much of an infrastructure in place.

A shift had occurred in the marketing of the properties known as Palm Beach Country Estates. The land on Donald Ross Road retained the name Palm Beach Country Estates. However, the properties off of Indiantown Road were now being marketed as Jupiter Farms. Using the name Jupiter provided an idea of the location and with lot sizes ranging from 1 ¼ to 5 acres the word Farms was a more appropriate description.

One old timer referred to this period as "The Wild Wild West". There were individuals who needed to reposition some of their excess money – if you know what I mean. They would show up with bags of cash to purchase lots. Once the Sheriff rode into town this practice stopped. Then Sheriff, Richard

P. Wille built a home in 1984 and those folks skedaddled.

In 1980, both Palm Beach Country Estates and Jupiter Farms formed their own Landowners' Associations. PBCE was known as Donald Ross Landowners Association (DRLA) and Jupiter Farms had the Jupiter Farms Land & Homeowners Association Inc.

### **DONALD ROSS LANDOWNERS ASSOCIATION, INC. (DRLA)**

The Association was formed "For the purpose of collectively representing the landowners to those agencies who assess taxes on the area (i.e., Palm Beach County, South Indian River Water Control District, State of Florida, etc.). DRLA also address other issues of concern to homeowners and property owners in PBCE."

Dues started out at \$10 and by the end of the decade they were \$15.

The Association published its first newsletter in 1983 under the banner of Donald Ross Landowners Association and in 1984 changed the name to Countryside Living – which is still the name today.

*PBCE Historic Journey Continued on Page 6*

#### **Morgan Stanley**

Retirement Planning  
College Savings Plans  
Financial Planning

##### **Luciane Roessler**

Financial Advisor

3801 PGA Boulevard, Suite 700

Palm Beach Gardens, FL, 33410

**+1 561 776-4253**

[luciane.roessler@morganstanley.com](mailto:luciane.roessler@morganstanley.com)

[fa.morganstanley.com/luciane.roessler](http://fa.morganstanley.com/luciane.roessler)

NMLS# 1694664

© 2017 Morgan Stanley Smith Barney LLC. Member SIPC. CRC1596726



**THE HOLIDAYS ARE ALMOST HERE!!!**

**PACAKGE DELIVERIES WILL BE INCREASING**

**WHAT CAN BE DONE TO MAKE IT A SUCCESS**

## **THE U.S POSTAL SERVICE, FEDEX and UPS**

**WILL HAVE REPRESENTATIVES AT OUR SEPTEMBER ASSOCIATION MEETING**

The Assocation in preparation for the meeting will

- Gather input from the residents regarding past issues
- Gather input from the residents on questions they have regarding the delivery process
- Gather input from the residents on any positive experiences they have had with delivery and any suggestions for improvement

The Carriers preparation for the meeting

- They will be speaking with their employees to obtain input on the challenges they face with deliveries to PBCE.
- They will provide us with recommendations on the best processes to insure a successful delivery.
- They will address issues that have been submitted by the residents.

Stephanie Duncan will be collecting the input from the residents. Please contact her at [surlure@gmail.com](mailto:surlure@gmail.com). Make sure your input or questions indicates the carrier in order to direct them to the proper person. Time will be limited at the meeting therefore we do not anticipate time for questions at the end of the presentations. Please provide your input prior to September 5<sup>th</sup>.

**TWO \$50 AMAZON GIFT CARD WILL BE GIVEN AWAY (Must be a Member to Win!)**

**SEE YOU ON TUESDAY!**

**September 11th, 2018 – 7:30pm**

**Living Oaks Church – 14156 64<sup>th</sup> Drive N**

Association Business Meeting will follow directly after the presentation



# PBCE Landowners Meeting Minutes

**July 10, 2018 7:30 PM**

**OFFICERS PRESENT:** President Ken Trapasso, 1st Vice-President Tim Brown, 2nd Vice-President Jason McFarland, Secretary Bob Berman & Treasurer Bob Schneider.



49 landowners were also present and cookies were served. Meeting started with Pledge of Allegiance.

**PBSO REPORT by PBSO Deputy Russell:** 2 reports of auto burglary both had unlocked doors with a gun taken from one. There was a report of a stolen license tag. A landowner asked if there could be additional patrols and enforcement for cars parked at the corner of 64th Drive and Donald Ross Rd.

**SPEAKER:** Stephanie Duncan sought opinions about her article in the newsletter on the origins of PBCE. Landowners expressed their enthusiastic enjoyment of the initial article. Stephanie said that further articles with more detailed information will continue in future newsletters. Most of the meeting was comprised of a presentation by representatives from the ALTON town center, which is a 350,000 sq. ft retail facility with approx. 50 tenants. The anchor tenants will be Publix, Home Depot, LA Fitness, and Petsmart. Questions and answers followed the presentation.

**TREASURER'S REPORT:** A copy of the detailed income & expense statement was available at the sign-in desk.

**SECRETARY'S REPORT:** Secretary Berman reported that the minutes of the May meeting were published in the newsletter and copies are on the sign-in table. A landowner has been working

on the golf cart issue. Golf carts remain illegal anywhere in PBCE however it has been officially determined that "low-speed" vehicles are allowed. The license and registration criteria for converting golf carts is available on the web site. Another landowner is working on the insurance issue. The association is working in conjunction with the Palm Beach County Fire Service to attempt to determine that all of PBCE meets the response time necessary to qualify for a fire protection class 3 rather than the class 9 or 10 which is now automatic when the house is located more than 5 miles from a fire station.

**OLD BUSINESS:** Landowners expressed continued concerns about the speeding on 69th Drive and also the poor postal delivery service. There will be an attempt to have representatives from the Post Office attend the September meeting to explain what happened with the extremely late delivery of the June newsletter. A landowner requested assistance getting the unfinished road striping completed on the County owned roadways. The answer was that the association was setting a meeting with County Engineering but calls to the local county commissioner may help.

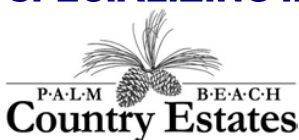
**NEW BUSINESS:** A landowner expressed concerns regarding SIRWCD refusing to continue the required extra maintenance on 69th. Dr. President Trapasso agreed that it was a problem and that the Association can only afford to do so much and encouraged as many landowners as possible join and donate to the Association in order to continue the efforts to clean and beautify the community. Being no further business the meeting was adjourned approximately 8:30 PM. Submitted by Bob Berman, Secretary



## Alton Town Center Site Plans



**SPECIALIZING IN**



FOR OVER 38 YEARS!



**EXPERIENCE COUNTS**

**1,000+**

HOMES SOLD/RE-SOLD

**1,400+**

VACANT LOTS SOLD

[www.PalmBeachCountryEstates.com](http://www.PalmBeachCountryEstates.com)

### **GIVING BACK TO THE COMMUNITY**

- 1) DONATED LAND FOR THE COMMUNITY PARK
- 2) BUILT THE ENTRY SIGNS AT THE CORNER OF 69TH DRIVE & DONALD ROSS RD
- 3) HELPED START THE LANDOWNERS ASSOCIATION
- 4) WORKED TO BRING "CITY" WATER TO PBCE
- 5) ACQUIRED RIGHTS OF WAY FOR THE PAVING OF THE ARTERIAL COUNTY ROADS(69TH, 155TH, ETC.)
- 6) SUPPORTS OR SPONSORS ALL COMMUNITY EVENTS
- 7) PROVIDES PARKING FOR C.O.P. PATROL CARS
- 8) 10,000+ HOURS OF PERSONAL C.O.P. PATROLS
- 9) PROMOTES PBCE AS A GREAT PLACE TO LIVE
- 10) YOUR NEIGHBOR FOR 38+ YEARS

### **SELLING OR BUYING**

**CALL THE PBCE EXPERTS:**

**Bob, Joanne, Jim, Brian,**  
AND INTRODUCING

**Paul Probst &  
Stacy Berman Probst**

**CALL US TODAY AT:**

**561-627-1118**

In 1983, the owners of the Montessori School & Child Care offered their location for the Association meetings. The School was located just off Donald Ross at the foot of the turnpike overpass. Residents trying to sit on the small chairs at low tables would have brought a smile to your face.

In 1988, discussions took place to change the name of the Association to Palm Beach Country Estates Landowners Association. Because the name DRLA had become recognized with the government officials, it was decided to keep DRLA but begin doing business as (DBA) Palm Beach Country Estates Landowners Association.

## **TIME FOR THE COMMUNITY TO BUILD THE INFRASTRUCTURE**

### **ROADS**

The residents in PBCE first looked to Palm Beach County for their road improvements. After much interaction the residents determined that they were not going to get the assistance they needed from the County. The next alternative was to approach South Indian Water Control District (SIRWCD) for help. Problem there was that SIRWCD was not authorized to administer the construction of roads under its existing or initiated purpose.

The formation of the entity that would become SIRWCD happened in 1923 when the State of Florida established a

Special District called the South Indian River Drainage District. It was charged only with the task of water management - providing surface water drainage through construction and maintenance of canals, pumping stations, and other water control structures. In 1978 the name was changed to the South Indian River Water Control District (SIRWCD). Special Districts are a unique form of government, providing special services that are not duplicated by other governmental agencies. They are expected to provide limited-purpose government on a local level with less administrative overhead than other forms of local government.

By 1979, the residents were able to get the State legislature to pass legislation to expand the scope of the SIRWCD to include road construction and maintenance. In 1980, residents were able to elect representatives to SIRWCD who embraced the increased authority. Then in 1981, the residents overwhelming voted to pave two of the roads (see PB Post article). At one point during

*PBCE Historic Journey Continued on Page 8*

## **2018 DUES \$40**

If you have not yet paid your 2018 dues,  
please do so now.

Mail checks payable to:

PBCE Landowners Association

PO Box 30638

Palm Beach Gardens, FL 33420

If you prefer to pay by credit card,  
please use the Pay Dues button on  
<http://pbce.org/>.





*“We are THE connection for all kitchen & bath projects”. From design to installation, we personally and professionally provide the optimal kitchen configuration based on client’s needs and budget. We offer over 140 cabinet door styles and are the connection to custom styles and colors.*

***Discounts for all PBCE Residents.***

***Visit:***

***[www.americancabinets.net](http://www.americancabinets.net)***

***Call/Text:***

***(561) 578-9724***

***Dan St John – PBCE Resident since 1988.***



this process the Jupiter Farms Land & Homeowners Association pushed for legislation which would have blocked the possibility to build roads as well as taken the SIRWCD vote away from the residents. Thankfully this was defeated during the well-attended spring hearing of the Palm Beach County local legislative delegation through the vocal and written objections of the DRLA Association.

The Association & SIRWCD moved forward to determine the roads to be paved. Criteria included traffic patterns, growth of area, and roads most widely used. The goal was to place most residents within a few blocks of a paved road. The next roadblock was the stark reality that the construction costs were over \$300,000 per mile. An idea surfaced to turn the roads over to the County due to concern about future maintenance or repair. At this time, the County did start to help. They would help by funding parts of the project with grants. There was a catch. The roads would need to be built to "full county standards" with full drainage and at least 85% of the lot owners would need to physically deed the easement area to the County. Keep in mind that at this time many of the owners of the lots were not in the U.S. It became a daunting task to make contact and get the documents signed.

Under the direction of SIRWCD the process proceeded through the legal



Family Owned &  
Operated Since 1969

North Palm Beach: **561-848-4345**

Hollywood: **954-981-1414**

Ft. Lauderdale: **954-866-1414**

"HURRICANE SEASON IS UPON US"

Are you prepared?

Rental, Sales, & Service

- Generators
- Chainsaws
- Wet Vacs
- Ladders
- Concrete Saws
- High Lifts
- Bobcats
- Carpet Cleaners
- Trailers
- Trenchers
- Tables & Chairs
- Fans
- Drills
- Delivery Available



**20% Discount**  
with coupon  
Expires October 31, 2018

Check our web page for special deals:

**[www.alltoolrental.com](http://www.alltoolrental.com)**

steps including filing & approval of the engineering plan, drafting of the bonding resolution, appointment of Commissioners of the Circuit Court to appraise the benefits to the landowners, and preparation of the Commissioners Report.

The project was broken down into two phases with the finished project to cover 8 miles.

Phase One covered the paving of 69th from Donald Ross Rd to 155th as well as 155th to 80th for a total of 3 miles. Contract for paving was awarded in February 1983 and work was substantially completed in February 1984 pending some striping, stabilization of the





**Anné Desormier-Cartwright, JD**

**Call Us Today To Discuss  
Protecting Your Assets  
During & After Your Lifetime!**

**561-694-7827**

Estate Planning, Probate  
Administration and Litigation  
Business Succession Planning  
Estate & Trust Administration,  
Real Estate Closings

480 Maplewood Dr.,  
Suite 3 Jupiter, FL 33458



**888-933-9992**

Qualifying For Nursing Home and  
Assisted Living Benefits Including  
Medicaid and Veteran's  
Benefits Planning  
Construction Litigation  
Guardianship and Elder Exploitation

[www.ElderLawyersFL.com](http://www.ElderLawyersFL.com)  
[eepapa@elderlawyersfl.com](mailto:eepapa@elderlawyersfl.com)

Richard Bolko, ESQ CPA MBA MACC, Of Counsel  
Jason C. Maier, JD Of Counsel Board Certified Construction Law.



**Consider This:**

You are entering into an uncharted  
*potentially dangerous - potentially beautiful* wilderness,  
it's called *Retirement*

-or-

maybe you are already there...

**Question:**

Is it possible that an experienced guide  
could be helpful?



Securities offered through J.W. Cole Financial, Inc.(JWC) Member FINRA/SIPC.  
Advisory Services offered through J.W Cole Advisors, Inc.(JWCA) an  
SEC Registered Investment Advisory. FPA and JWC/JWCA are unaffiliated entities.



Your Neighbor

**Charles Gilbert, CFP®**

Investment Advisor Representative

Office

600 Sandtree Drive  
Palm Beach Gardens, FL  
561-626-3603

Offices also in Jupiter and Hobe Sound

Comprehensive Financial Planning

Asset Management

Single Task Financial Service

Ira Management & Consulting

swales, and sodding. That October, a Dedication Party took place at the intersection of 69th and 155th with approximately 500 people in attendance. It was determined that there were still some funds available from the initial sale of bonds to continue paving 155th from 80th to 89th. The contract for this was awarded in late 1984 and by September 1985 it was completed with some minor finishing work still needed. While phase one was in process, SIR-WCD recommended an additional 5 miles of paving to encompass 150th Place from 69th to 89th, 75th from 155th to 165th, 64th from Donald Ross to 143rd, 143rd from 69th to 64th and 146th from 69th to 64th. Ballots were sent out in August 1984. The vote was once again overwhelmingly approved by the residents. The next steps involved the engineering, bonds to be issued, and bidding. Once again, the

affected homeowners had to be contacted to have them deed over the land for the road. Bids were awarded to two different companies and work started in March and April 1986 and was completed in late 1986 and early 1987. Association asked the County construct sidewalks on 69th and 155th in 1989.

*Palm Beach Post – August 19, 1981*

## Landowners Want Roads Renovated

JUPITER — Landowners in a small portion of the South Indian River Water Control District have voted overwhelmingly to pave two roads in the area, district officials said yesterday.

Results of the balloting by mail, certified by Palm Beach County Supervisor of Elections Jackie Winchester last week, show 98 percent of those casting votes approved plans to pave 69th Drive and part of 155th Place, according to Tom Powell, chairman of road paving for the district. There were 803 ballots cast, about 70 percent of the eligible landowners, he said.

The road paving will be done by the district. The landowners in the area affected, just north of Donald Ross Road and just west of Florida's Turnpike, will be taxed for the work.

The roads to be paved are now dirt roads. Landowners had lobbied for legislation giving the district the power to undertake road paving programs such as this one, which is the first voted on since the legislation's passage in 1979.

### Get your business noticed!

To place an ad in the Countryside Living Newsletter-  
Submit camera ready ads to Kevin Baker  
at [Kevin.Baker@TheStreet.com](mailto:Kevin.Baker@TheStreet.com)

Ads are now in [Color!](#)

Business card size ad 3.625 x 2 @ \$50

1/4 page ad 3.625 x 5 @ \$95

[New! --> 1/3 page ad @ \\$125](#)

1/2 page ad 7.5 x 5 @ \$185

[New! --> Full page ad @ \\$365](#)

Disclaimer: Ads do NOT imply endorsement by  
PBCE Landowners Assn or its board. The word "we"  
in political ads does not refer to the Landowners' Association or its board.

## DRAINAGE

The DRLA's other focus was the drainage. Drainage had yet to be provided on a permanent basis even though landowners had been paying taxes for 9 years under the drainage plan of 1972 which authorized positive drainage. Pressure for a resolution increased by late 1982 when unseasonably heavy rains hit the community. Our drainage functions independently of the C-18 canal. SIRWCD started preparing a study concerning the implementation of a gravity drainage system to the east. This was to relieve the drainage dependence of our area on pumping facilities located on the western boundary of the community. The "Seventh Plan of Reclamation" was prepared. The plan was to gravity feed the water to the east thus preventing the need for installation of three costly pumps.

In mid-1984, residents started to see drag-lines, front-end loaders, bull-dozers and back-hoes in the community as work commenced on the 15 miles of canals. This was phase one of three and an emergency permit had to be is-

sued to allow the work to proceed until other issues with permitting were resolved. By October 1984, all permitting had been resolved and the project had the green light to move forward. August 1985 saw completion of this work within PBCE. Final drainage access was completed as part of the I-95 construction.

## POWER

By the spring of 1981, electrical power was provided throughout the community.

Back in 1985, FPL offered a service where a resident could order a security light to be put on an FPL pole if they had one on their property. Just think how dark it was out here in those days when homes were spread well apart and there was not any street lighting. Back then the cost was approximately \$10 a month. This service is still available today with a cost around \$13.

1989 rolls around and FPL proposes to run 230KV transmission lines from Martin County into Northern PBC. The FPL proposed route was favorable to PBCE. However, other communities, more affected by the lines, submitted proposals that would have had 80-foot poles along the corridors of 159th Court N., 69th drive, 150th Place N., and Donald Ross Road. These proposals were opposed PBCE.

Residents united. Together their involvement resulted in the Governor

*PBCE Historic Journey Continued on Page 12*



*Living Oaks Church*

Sunday Worship Service  
10:30AM

We welcome you to join us!  
Ministries available for the  
whole family.

Please check us out on the web!

**[www.LivingOaks.org](http://www.LivingOaks.org)**

14156 64th Drive N. Palm Beach Gardens, FL 33418



*PBCE Historic Journey Continued from Page 11*  
mandating the power lines run only along the south side of Donald Ross Road. FPL agreed to remove the wooden poles on the south side and replace them with concrete poles.

## MAIL

As mentioned in the first article, in the late 70's and going into the 80's all the mail boxes were set up along Donald  
*Palm Beach Post – April 10, 1984*

Ross Road. As some residents were 5 miles from their boxes, contact was made with the Postmaster to at least move the mail boxes in closer proximity to homes.

In 1984, the Postal Service finally authorized rural route status to our community as well as three others. (See PB Post article). This resulted in metal mailboxes in clusters of 18 to be strategically located throughout the community.

# PB Gardens Receives Rural Postal Route

**PALM BEACH GARDENS** — Unsightly rows of mailboxes have lined the entrances to four rural communities for the past decade because the U.S. Postal Service refused to navigate rutted dirt roads.

The rows of mailboxes were moved into the communities of Caloosa, Palm Beach Country Estates, Rustic Lakes and Wind in the Pines yesterday in response to the Postal Service starting the first rural route Palm Beach Gardens has had in 10 years, according to John Nall, manager of delivery and collections.

A rural route is one where the carrier owns and maintains the delivery truck and bids for the route, Nall said. The tradeoff is that if the roads are impassable, the mail is not delivered.

"The associations make an agreement that

says they will keep them passable all year round," he said. "It gives us more flexibility. If some of those roads flood out like they did last September, when I understand 69th Drive North was under 3 to 4 feet of water, we don't have to deliver."

The U.S. Postal Service's city routes promise delivery 303 days a year. "We can't promise that in those areas," he said.

Residents in the rural communities have had to put their mailboxes at the entrance, which is just off a paved road. At Palm Beach Country Estates, there was a row 220 mailboxes long.

"I know it was an atrocious sight, a real eyesore. It was degrading to the postal service. The boxes are all sizes, colors, shapes and in all stages of physical condition," Nall said.

Now the boxes have been moved to one side of

east-west streets in the communities, he said. "On a rural route, the mailman only goes down one side of the street."

"They (residents) have been at us for five, six, seven years to get delivery (closer to their homes)," Nall said.

Moving the mailboxes means residents will no longer have to drive as much as 5 miles for their mail.

The main communities on the route are Palm Beach Country Estates, west of Florida's Turnpike and north of Donald Ross Road; Wind in the Pines and Caloosa, off of the Beeline Highway; and Rustic Lakes, at the west end of Lake Park Road.

The new address is Rural Route 1, Palm Beach Gardens, 33410, Nall said.

— Jamie Prillaman

## Need a new roof or impact windows and doors?



FL License #: CCC1328117 CGC1514236

# 561-844-4910

Call the #1 team in Palm Beach Gardens.

From scheduling efficiency to "punched out" finished product, no one makes challenging home improvement projects easier than Legacy Contracting.

Give us a call and see why most of our new customers come from referrals.

But don't wait! All this rain has our phones ringing off the hook.

Call Today!

By 1989, the Post Office was delivering the mail to approximately 677 homes. Some homes were located on roads still deemed “not serviceable” by the Post Office. All mailboxes would have to be on one side of the street based on the P.O. route plan. It also meant there could be package delivery instead of yellow slips. By the end of 1989, the Association provided proof that more than 50% of the lots contained homes and therefore every road should have delivery. The Postal Service indicated they would take it under advisement.

## STREET SIGNS

It must have been fun for visitors to find the correct streets out here since it wasn’t until 1981 that street signs and traffic control signs were placed throughout most of the community. In 1983, signs were installed in the “P” section, the area north of 159th. The intersection of 69th and 150th was changed to a 4-way stop in 1983. Then in 1985, it reverted to a two-way stop as the 4-way did not meet the guidelines of the Uniform Traffic Manual.

The 1982 Palm Beach Development & Sales installation of a new, professionally-done wooden sign on 64th came with free license plates with the matching logo. In 1985, this sign had to be removed to make way for road improvements.

1987 saw the completion of a new entry sign located at 69th Drive. The sign was

*PBCE Historic Journey Continued on Page 14*

## TREASURER’S REPORT as of 7/31/2018

CASH ON HAND \$17,945

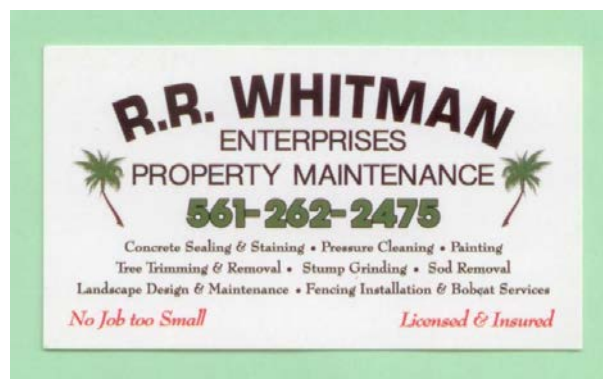
### Income:

Dues	\$23,877
Donations	\$3,173
Advertising	\$1,950
Total Income	<u>\$29,010</u>

### Expenses:

Landscaping	\$5,576
Newsletter	\$5,682
Professional fees	\$1,710
FPL Utilities	\$1,251
Storage & Rental fees	\$478
Events & Decorations	\$2,800
Meeting supplies	\$118
Bank & Credit card fees	<u>\$535</u>
Total Expenses	<u>\$18,150</u>

(Figures rounded)



## Neighborhood Watch

Think Safe! If you see Suspicious Activity Call: PBSO  
Non-Emergency Dispatch: **561-688-3400**.  
If you see a crime in progress call: **911**.

## COP Program

Bob Berman 561-627-1118 pbcegroup@gmail.com  
Please consider joining the COP.

## Open Meeting Policy

At Association meetings the floor is open to all residents who wish to speak regardless of their membership status.

a 6' high concrete wall approximately 45 feet long on both sides of roadway. It had a special stone veneer facing with a decorative cedar finish across the top. The words Palm Beach Country Estates were carved in a sandblasted wood area with gold lettering. (See picture of repainted sign)



## **SWALES**

In 1985, residents were not happy with County regarding their maintenance of the road side portion of the swales on 69th Drive & 155th Place. Remember these were County roads and had only been completed a year earlier. SIRWCD looked into the possibility of taking over the maintenance and then being reimbursed by the County. Residents were reminded that they should maintain the swales connected to their property.

## **I-95 & DONALD ROSS ROAD CONSTRUCTION**

The summer of 1985 saw the commencement of construction on I-95 at Donald Ross Road. With improvements to Donald Ross Road underway, this resulted in the required removal of the PBCE entrance sign on 64th.

## **SCHOOLS**

Enough improvement had been made to the dirt roads by the original developer, that in the 1980 school year buses ventured into the community for pick-up of elementary and middle school students. By the 1981 school year high school children were also being picked-up.

Residents during this time stayed very active in monitoring the activities of the School Board in order to identify any actions that might adversely affect the community's children.

In 1984 rumors surface that the School District may be changing the boundaries for Northern Palm Beach County. A committee was formed to represent our interests. The opposition to any changes was strong and the School Board announced no changes to the boundaries through the 1985-1986 school years.

## **SECURITY**

A 1981 the newsletter referred to daytime burglaries again becoming a problem. In late 1982 Crime Watch was initiated. The next year, as part of the Crime Watch program, residents were given Id's to place on their windshields to aid in recognition of vehicles that belong in the community. A free license plate was also made available to the residents.

## **CABLE TV TOWER**

In 1989 another battle surfaced for the community. A rezoning exemption had



been submitted for a lot in P section to allow a 75ft commercial radio, television, microwave tower to be built with 3 additional receiving dishes. The majority of residents opposed the rezoning and presented a petition to the County. On October 26th, a vote was taken by the PBC Commissioners that was favorable to PBCE and the special exemption by the Cable Company was defeated.

## **PARK**

In 1982 the first conversations about a Community Park surfaced. Palm Beach Development Company, who was the majority landowner in the community, expressed an interest to donate some land for the park. Alas, but not for lack of trying, it took 30 years until 2012 for the park and another year for the children's playground. A future article will delve into the obstacles that were encountered to bring the vision of a park to a reality.

## **POPULATION & PROPERTY VALUES**

By the end of 1979, the "Pioneers" had built 68 homes. 350 homes were completed with another 50 under construction in 1984. By 1987, our neighborhood had 535 homes rising to 780 in 1989.

The average price of homes in 1984 was \$98,689. In 1988 it was still just under \$150,000 and by the end of 1989 the average price increased to over \$175,000.

Lots that were original sold for \$995

had average prices ranged around \$7000 by late 1976. The 1988 average price for a lot jumped to \$40,000.

It should be noted that in the 1980's the standard construction practice was to dig a pond and use the dirt as fill to build up the house pad to meet elevation requirements.

## **COMMERCIAL ZONING ATTEMPTS**

At the demand of the membership the Association actively opposed an attempt for a zoning exemption in 1981 which would have set a legal precedent for a commercial enterprise within our single family residential community. 5 – 0 vote from the County Commissioners to not allow the zoning exemption showed the strength of the Association's united voice.

A proposal for a country store was presented to the residents in 1984. A survey was done that showed the residents equally divided with the main concern that it would open the door for other commercial development. The proposal was withdrawn.

## **SOME THINGS DON'T CHANGE**

Back in the 80's and still today, residents voice concerns over dogs running loose around the neighborhood. Also concerns regarding speeding in the community were common. The Association explored the possibility of a Volunteer Fire Department to reduce the cost of Homeowners Insurance and would do

*PBCE Historic Journey Continued on Page 16*

so again and again as the insurance problem resists solution. Country began providing mosquito control using the truck method in 1985 and activities to prevent mosquitos from breeding in standing water continue. Association put together a Who's Who directory of residents and their areas of involvement in 1989 that can now be found on the association's website at [www.pbce.org/whos-who/](http://www.pbce.org/whos-who/). Palm Beach County started construction of the Sanitation transfer & recycling station on Military Trail just north of Donald Ross in 1989 and is now the Solid Waste Authority's North County Transfer Station.

## FUN STUFF

Taking some liberty with an old saying - "all work and no play makes PBCE a dull place" , here's some of the fun things that happened in the 1980's:

1983 - The 4-H chapter in PBCE came out of hibernation with a Halloween hayride and resumed their meetings.

1989 - The community's first picnic was held on a resident's lot with an estimated 400 people in attendance. The 1989 picnic moved to Loggerhead Park.

December 1989 - Neighbors in the vicinity of 83rd Way held a block party. Everyone brought food and there were about 100 in attendance.

1989 also saw the first Pizza delivery by a shop located on Indiantown Road.

## INTO THE 1990's

As we close out the 1980's we see that through the efforts of the residents a lot was accomplished to improve the quality of life in the community. I liked to say that the 1990's were peaceful and calm but that wasn't the case. External forces threatened to disrupt our way of life. More on this in the October newsletter.

*Thanks, Stephanie Duncan*

*Information for this series of articles was obtained from articles published in The Palm Beach Post, from an Open Letter to My Neighbors by Bob Berman dated March 22,2005 and numerous issues of the Associations' Countryside Living publication and a hooray for Newspaper.com for without that web-site these articles would not have happened.*





PBCE LANDOWNERS ASSOCIATION APOLOGIZES for the inconvenience many of you have experienced with missing or late issues of the April and June Countryside Living Newsletter. Not only does this affect the landowners it also affects those who are gracious enough to advertise in the publication.

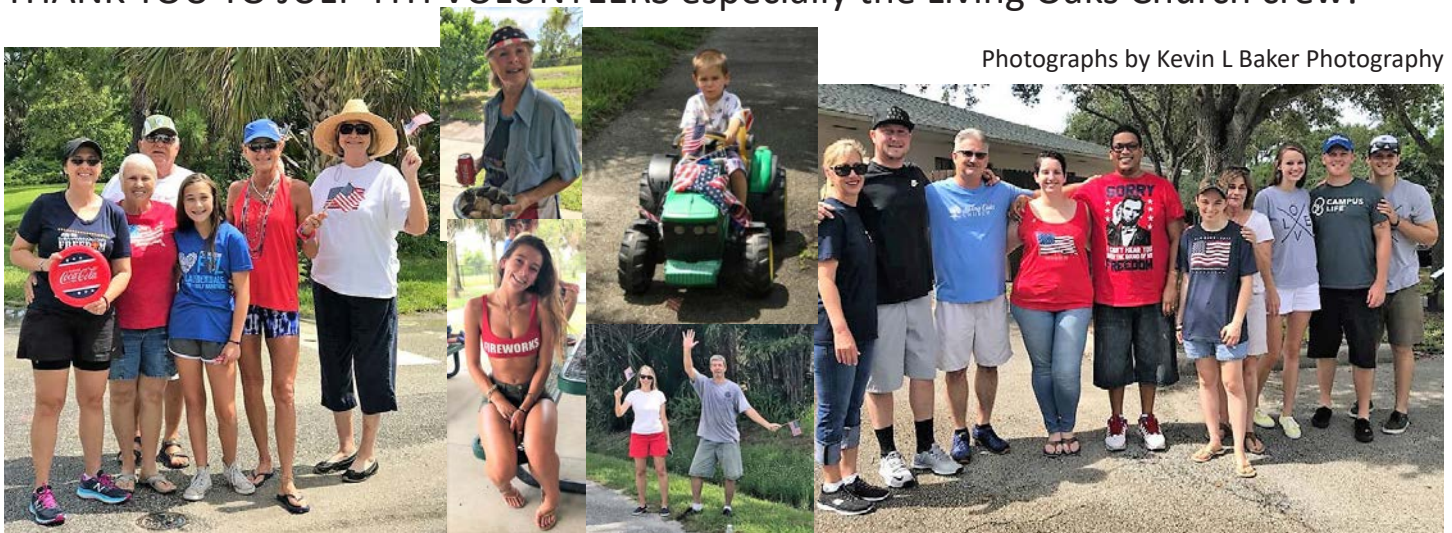
The current practice is to mail a hard copy of the newsletter to all landowners around the middle to the end of the month of publication. The list for mailing is extracted from the PBC Property Appraiser and in order to get the most current list it is collected just prior to each publication. A change was made to the mailing classification in April. It went from first class to a version of first class magazine in order to lower expenses. This new postage class still stated that the newsletter would be received within 3 days of mailing. The June newsletter was especially time sensitive as it contained the details for the July 4th celebration. The newsletter was mailed on June 27th and the landowners were to have received it by June 30th and certainly no later than July 2nd but that didn't happen. Some did not receive theirs until July 12th. Many newsletters never arrived.

The bottomline is that there is an issue with delivery from the local Post Office. The Association has been in contact with the Palm Beach Gardens Post Office and we will meeting with them just as this issue goes into the mail.

As a reminder, the newsletters are published on the Association web site the same day that the hard copies are mailed. Landowners are encouraged to check the web site beginning the 3rd week of the month. The web site is [www.pbce.org](http://www.pbce.org).

Hopefully you are reading this apology with your hardcopy of the newsletter that you received before the month of August was over.

**THANK YOU TO JULY 4TH VOLUNTEERS especially the Living Oaks Church crew!**





# VOTE

# 4

# Hinkle & Meyer

Stick with our two  
incumbent  
candidates that have  
been working for the  
common good -  
not themselves.














Pledge to Represent ALL District Landowners  
Transparency and Public Involvement  
Accountability and Increased Level of Service  
Fairness District-wide  
No Ties to Special Interest

**Serious issues require serious candidates**

# 2018-2019 CALENDAR

## PALM BEACH COUNTRY ESTATES LANDOWNERS ASSOCIATION

2018	Date	Time	Activity	Location
	September 11 <sup>th</sup> 2018	7:00 pm 7:30 pm	Board Meeting Members Meeting	Living Oaks Church 64 <sup>th</sup> Drive N.
	October 28 <sup>th</sup> 2018	4:00 pm-6:00 pm	Halloween Truck or Treat	160 <sup>th</sup> Lane N. Canal bank
	October 31 <sup>st</sup> 2018	6:00pm-8:00 pm	Door-Door Halloween Trick or treat	PBCE Neighborhood
	November 4 <sup>th</sup> 2018	1:00 pm 4:00 pm	Fall Festival and Family Day	Living Oaks Church 64 <sup>th</sup> Drive N.
	November 13 <sup>th</sup> 2018	7:00 pm 7:30 pm	Board Meeting Members Meeting	Living Oaks Church 64 <sup>th</sup> Drive N.
	November 24 <sup>th</sup> 2018	7:00 am	Sandhill Crane Run/Walk 5k/10k	Benefits Twisty Pines Playground
	Month of December 2018	Community Holiday Lighting Ceremony – date TBA Holiday Decorated Homes – Map to the homes Decorated Homes Contest - more details at a later date Holiday in the Park – December 9 <sup>th</sup> 1pm-4pm		
2019	Date	Time	Activity	Location
	January-March 2019		2019 Association Dues due	Mail in or on-line <a href="http://www.pbce.org">www.pbce.org</a>
	January 8 <sup>th</sup> 2019	7:00 pm 7:30 pm	Board Meeting Members Meeting	Living Oaks Church 64 <sup>th</sup> Drive N.
	March 1 <sup>st</sup> 2019		Enrollment opens for officer candidates	
	March 12 <sup>th</sup> 2019	7:00 pm 7:30 pm	Board Meeting Members Meeting	Living Oaks Church 64 <sup>th</sup> Drive N.
	March 31 <sup>st</sup> 2019		Enrollment closes for officer candidates	
	April 1 <sup>st</sup> -10 <sup>th</sup> 2019		Candidates named and ballots mailed	
	May 6 <sup>th</sup> 2019		Voting for candidates ends	
	May 21 <sup>st</sup> 2019	7:30 pm	Annual Meeting and announcement of election results	Living Oaks Church 64 <sup>th</sup> Drive N.
	Feb., Apr., Jun., Aug., Oct., Dec., Ads due by 10 <sup>th</sup> Of the month	MID-MONTH U.S. MAIL to all Landowners & Email To all members	NEWSLETTERS MAILED & Emailed & Posted on website	ALL LANDOWNERS OF RECORD and <a href="http://www.pbce.org">www.pbce.org</a>

SPECIALIZING IN



FOR OVER 38 YEARS!



WE NEED LISTINGS

If you are thinking of selling and would like a no-obligation estimate of your home's value, please give us a call!

[www.PalmBeachCountryEstates.com](http://www.PalmBeachCountryEstates.com)

VISIT OUR WEBSITE FOR:

ALL MLS LISTINGS IN PBCE - UP-TO-DATE NEIGHBORHOOD SALES REPORTS - DETAILED MAPS, INFORMATION, AND MORE!

## RECENT HOME SALES IN PALM BEACH COUNTRY ESTATES:

	<b>15268 75th Ave N</b> <b>Sold on 7/31/2018 for \$700,000</b> 5 Beds/3.5 Baths/2-car Garage 3,789sf Living/4,697sf Total Area Built in 1999, CBS Construction 1.2-acre Lot, Pool, Guest Apartment		<b>15647 83rd Way N</b> <b>Sold on 6/22/2018 for \$329,000</b> 3 Beds/2 Baths/No Garage 1,657sf Living/1,909sf Total Area Built in 1984, Frame Construction 1.17-acre Lot
	<b>14731 67th Trail N</b> <b>Sold on 7/23/2018 for \$1,000,000</b> 5 Beds/4 Baths/2-car Garage 4,590sf Living/6,512sf Total Area Built in 1999, CBS Construction 1.15-acre Lot, Detached Guest House		<b>15142 70th Trail N</b> <b>Sold on 5/31/2018 for \$654,000</b> 4 Beds/3.5 Baths/3-car Garage 3,773sf Living/4,967sf Total Area Built in 1999, CBS Construction 1.8-acre Lot, Pool
	<b>16186 77th Trail N</b> <b>Sold on 7/13/2018 for \$385,000</b> 4 Beds/2 Baths/2-car Garage 1,714sf Living/2,189sf Total Area Built in 1982, Frame Construction 1.15-acre Lot		<b>8852 154th Ct N</b> <b>Sold on 5/31/2018 for \$588,922</b> 4 Beds/3 Baths/5-car Garage 3,254sf Living/5,733sf Total Area Built in 1996, CBS Construction 1.35-acre Lot
	<b>16109 72nd Drive N</b> <b>Sold on 7/6/2018 for \$462,000</b> 3 Beds/2 Bath/2-car Garage 1,810sf Living/3,094sf Total Area Built in 1996, CBS Construction 1.15-acre Lot, Pool		<b>7169 154th Road N</b> <b>Sold on 5/31/2018 for \$580,000</b> 4 Beds/2.5 Baths/4-car Garage 3,733sf Living/5,244sf Total Area Built in 1989, Frame/Stucco Construction 1.32-acre Lot, Pool
	<b>15649 71st Drive N</b> <b>Sold on 7/2/2018 for \$275,000</b> 3 Beds/2 Baths/2-Car Garage 2,652sf Living/3,743sf Total Area Built in 1989, Frame/Vinyl Construction 1.15 acre lot, Pool		<b>16106 73rd Terrace N</b> <b>Sold on 5/30/2018 for \$485,000</b> 3 Beds/2.5 Bath/4-car Garage 2,355sf Living/2,972sf Total Area Built in 1984, Frame/Fiber Cement Siding 1.15-acre Lot, Pool

Source: MLS

**LIST WITH THE COMPANY THAT HAS SOLD MORE PROPERTIES IN  
PALM BEACH COUNTRY ESTATES THAN ALL OTHERS COMBINED!**

CALL US AT:

**561-627-1118**

**Berman Realty**

P.O. Box 30128  
Palm Beach Gardens, FL 33420