

# PLAT CHAT

**JANUARY 2026**

**Delray Villas Plat 4/5  
Community Newsletter  
[www.delrayvillas45.com](http://www.delrayvillas45.com)**

**NUMBER 033**

**Board of Directors Meeting**

**Date: Tuesday  
January 13, 2026  
Time: 7:30 PM "B" Building**



**Rec Board Meeting**

**Date: Tuesday  
January 6, 2026  
Time: 7:00 PM "B" Building**

*Happy  
New Year*



Call us anytime.  
We are here to  
help you.

**PLAT 4/5 BOARD OF DIRECTORS**

**Pres:** Maggie Bogner 904-902-5633  
**VPres:** Alan Rossman 561-901-3002  
**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. 6 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 and Re-inspections:**

Betty Hillier 561-400-2392  
Nancy Grasso 203-770-4481  
Tom Rudolph (Tommy) 347-539-0194  
Mr. Wilson

**Interviews:**

Bill Yesowitch 502-905-7973  
Alan Rossman 561-901-3002  
Maggie Bogner 904-902-5633  
Nancy Grasso 203-770-4481

**Lakes and Canals:**

Rick Mancini 917-865-6563  
Glenn Selmi 617-594-3798

**Lollipop, Lights,  
Roads & FPL**

Tom Rudolph (Tommy) 347-539-0194

**Maintenance:**

Rick Mancini 917-865-6563

**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](http://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:

Rick Mancini 917-865-6563

**Plat Chat:**

Ruth Mirailh 561-907-7884

**Recreation Association Representatives:**

Lynne Cohen 201-314-6537  
Camille Montemurno 561-239-6844  
Judith Silby 561-906-3782

**SERVICES INCLUDED IN HOA FEES**

**Pest Control:**

**Wise House** 561-727-8239

**Cable/Internet**

**Breezeline Communities**

855-660-9868

Any questions you are not sure of;  
call Maggie anytime 7 days a week:

904-902-5633

**SENIOR SERVICES****Palm Beach County****TRANSPORTATION SERVICES****Palm Beach County Palm Tran****561-841-4200****VOLEN CENTER****Providing services, support and information to seniors and their families.****Transportation, weekly events, and lunches. Call for more info:****561-395-8920****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****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, a 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****WELCOME COMMITTEE*****A friendly knock on the door bringing a small gift and loads of information that says: "Welcome new neighbor"*****Maggie Bogner 904-902-5633****Nancy Grasso 203-770-4481****Amy Kaplan 203-257-9044****CITIZEN OBSERVER PATROL (COP)****Lynn Goldstein 561-445-4256****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](http://www.delrayvillas45.com) (If during the meeting you need help contact via text)*****Alan Shwartz 561-376-4040****WEBSITE/COMMUNITY CHANNEL****[www.delrayvillas45.com](http://www.delrayvillas45.com)*****Our community details are updated on an as-needed basis for all your informational needs. (Community Channel is located on our website under the tab "COMMUNITY INFO).*****Alan Shwartz 561-376-4040**

## *Dancing to the Rhythm of My Soul*

By Rhonda Swan (Inner Work lessons)

### \*\*\*\* LESSON #7 \*\*\*\*

*--- You are the only person you can change.  
If you want to see a difference in others,  
do something differently or think  
differently about what you see. ----*

### BEING THE CHANGE YOU WANT TO SEE IN THE WORLD

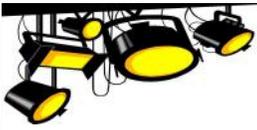
What is the one thing about yourself that, if changed, would have the most positive impact on your life?

Write a pledge to change it and begin the process to do so. Buy a book on the subject or consult a psychologist or other expert if necessary.

It's OK if you have to begin with baby steps. The important thing is to take that first step and to not beat yourself up along the way.

If you find that you're not making the progress you think you should, realize that you are doing the best you can and judging yourself only defeats the purpose.

**Note from your editor:** I am going to be sharing monthly a series of lessons that I found helpful and what this author would refer to living as a **G-L-A-D** (Grateful, Loving, Aware, Divine) individual. The series is titled: "**Inner Work**" I truly hope you like and enjoy it.



## Upcoming Entertainment By Lynne Cohen



### **Delray Playhouse 950 N W 9<sup>th</sup> St**

**Delray Beach 561-272-1281**

1/1-1/4 The Music & Lives of Joni Mitchell and Leonard Cohen

1/5-1/9 Tovah- Out of her Mind

1/10-1/11 Love Story of Bobby Darin & Connie Francis

1/10 Comedian Tom Cotter

1/13-1/25 Good Jew

1/17 Brothers Again- Celebration of Music of Allman Brothers

1/28 Harvey Granat Sings Lerner & Lowe

1/30-1/31 Strictly Murder

### **Arts Garage 94 N E 2<sup>nd</sup> Ave**

**Delray Beach 561-450-6357**

1/2- Comedian Nick Griffin & Sheena Reagan

1/3- Pink Floyd Tribute- Rock

1/4- Tribute to Pointer Sisters- Soul

1/9- Dick Lowenthal & his Band- Jazz

1/10- Shayna Steele- Soul

1/16- Celebration of CSNY & Joni Mitchell

1/17- Tribute to Disco

1/18- Rat Pack Now- Tribute

1/23-1/24- Eagles Revival- Rock & Roll

1/25- Tom Glynn- Simon, Croce & Taylor

1/30-1/31- The Motowners Tribute

### **Kings Point 7000 W. Atlantic Ave**

**Delray Beach 561-499-3335 x 102**

1/4- Texas Tenors

1/7- Knights of Music: Decades of British Legend

1/9- Million Dollar Duet

1/11- Midatlantic Men USA vs UK

1/14- Top 40 Favorites

1/16- Rocky & The Rollers

1/18- Three AMERICAN Troubadours

1/21- Soul of the 70'S A Decade of the Classics

1/23- Funny How It Happens

1/25- Human Nature

1/27- Delray Orchestra

1/28- From Brooklyn to Broadway w Steve Solomon

### **Kravis Center 701 Okeechobee Blvd**

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

1/12- Herb Alpert and the Tijuana Brass

1/13- Palm Beach Symphony

1/14- Mania- The ABBA Tribute

1/15- The Modern Gentlemen

1/15- Kevin James

1/16- Orquesta Sinfonica de Minería

1/17- Royal Philharmonic Orchestra

1/18- Tango After Dark

1/23-1/25- La Boheme

1/26- Diana Krall

1/29- Les Ballets Africains

### **Hard Rock 1 Seminole Way**

**Hollywood 866-502-7529**

1/4- Fists of Fury Series

1/10-1/11- Chris Stapleton's All American Road Show

1/16- Stavros Halkias: Dreamboat Tour

1/17- Miami Comedy Festival

1/22- Morrissey

1/23-1/24- Jerry Seinfeld

1/30- Bailey Zimmerman

1/31- Penn & Teller

### **Boca Black Box 8221 Glades Rd Suite 10**

**Boca Raton 561-483-9036**

1/1- Elon Gold- Comedy

1/1- Peter Fogel- Comedy

1/1- Sheba Mason

1/2-1/3 Fleetwood Mac

1/2-1/3 Ron Feingold- Comedy

1/2-1/3 Steve Marshall- Comedy DIRTY

1/4-1/5- Jersey Boys Tribute

1/6- Lou Gazzara- From Sinatra to Bruno Mars

1/7- Classic Rock Road Show 60's & 70's

1/8-1/9- Beatles Experience

1/8- Carlos Hernandez- Comic

1/9- Have Nots Comedy Live

1/10- Psychic Medium Anthony Mrocka

1/10- Michael Jackson Experience

1/11-1/12- Musical of Dean Martin

1/11- Liz Lieber

1/13- Music of REO Speedwagon

1/14- Midget Wrestling All Stars

1/15- Michael Zandman- 50's & 60's Songs

1/15- Judy Gold- Comic

1/16-1/17- Magician & Comic Kevin Lee

1/16- Eagles Wings & More

1/17- The Smothers & Others Tribute

1/17- Queen Flash- Tribute

1/18- O Town Motown

1/19- Yesterdayze- 60s Experience

1/21- Comic Jeff Laub

1/22- Vince Royale- Comic

1/22- Doobie Bros Tribute

1/23- Jen Fulwiler- Comic

1/23- Journey- Tribute

1/24- Billy Joel Tribute

1/24- Martin Phillips- Comic

1/25- Michael Martocci & Peter Lemongello, Jr.- A Sinatra Man & his Music

1/27- Tribute to Lionel Richie w Malcolm Pitt

1/28- 90's Country Show w Chris MacDonald

1/29- Jeff Quintana- Comic

1/29- Elton Show

1/30-1/31- Alan's Magic & Mentalism

1/30- Jack Jr.- Comic

1/30- Mark Viera- Comic

1/31- Always ABBA

*Help! I want to plant a tree in my front yard ... I want to re-pave my driveway ... I want to paint the exterior of my house ...*

**The Architectural Control Committee (ACC)**

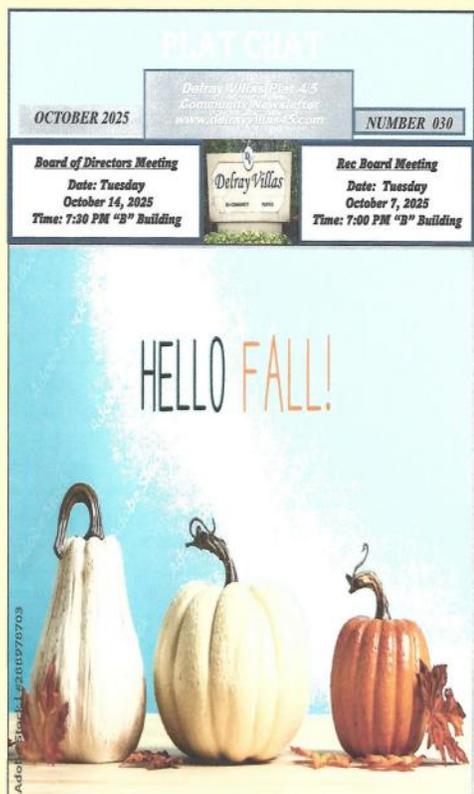
**will meet this month on January 5th & 19th to review applications for any exterior property work you wish to start.**

*But how do I get approved?*

**Pick-up and complete an application. Drop it off by January 4th & 18th for committee for Review**

*Where do I*

**Pick it up at 13834 Packard Terrace Or  
Contact: Alan Rossman (561) 901-3002**



**PLAT CHAT**

**Delray Villas 4/5 Plat Chat Newsletter has start being published on our website instead of paper issues that commenced with January 2026 edition. You can read it, download and or print a copy for yourself at our website: [Delrayvillas4/5.com](http://Delrayvillas4/5.com)**

**No Internet? Or Prefer a hardcopy delivered to you?**

**Please contact:  
Dianne Stevens at 413-222-7866**

## **NEW News/Rules for Plat 4/5 Residents:**

Retractable Dog Leashes are Now **Prohibited** in our Plat. Please make sure that if you are walking your dog around the neighborhood that they are always on a lease but also that it is **NOT** a Retractable Leash.

Also, starting January 1st, 2026 the **Late Fee** for being tardy or late will be **\$40**.

**Dear ALL Homeowners:**

**Effective January 1,2026, the mailing address for sending HOA payments has changed. The New address is:**

**P.O. BOX 20634  
Tampa, FL 33622-0634**

**If you use your bank's bill pay service or mail checks directly, please update the payment address to avoid any delays in processing. We strongly encourage you to use the coupon book when submitting payments. This helps ensure your payment is applied accurately and promptly to your account.**

**Thank you for your attention to this matter and for your continued cooperation. If you have any questions, please contact our office.**

**Sheila Lane  
Treasurer**



# TICKETS

**In order to accommodate more of our residents,  
we have expanded our ticket office hours**

**New... Ticket Office Has Expanded Hours:**

- **Monday & Thursday: 6:00 PM – 8:00 PM**
- **Tuesday: 1:00 PM – 3:00 PM**
- **Thursday & Saturday: 10:00 AM – Noon**

Any Questions Call;  
Alan Rossman 561-901-3002 • Tom Clark 347-728-4037



*C.O.P.'s, Citizen Observer Patrol is  
urgently looking for Volunteers  
3 hours a week and 1 monthly meeting,  
every 1st Wednesday of month at 10 am or  
9:30 am for coffee first*

*For more information contact:*

*Lynn Goldstein  
(561)445-4256*