

# PLAT CHAT

MARCH 2026

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

NUMBER 035

**Board of Directors Meeting**

***We have No March meeting***



**Rec Board Meeting**

***Date: Tuesday***

***March 3, 2026***

***Time: 7:00 PM "A" Building***





**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:**

Board members will be taking turns.

**Architectural: (See P. 8 for details)**

- Betty Hillier** 561-400-2392  
6322 LaSalle Rd. for applications
- Rich Cohen** 201-873-0458
- Glenn Selmi** 561-299-0060
- Robert Munding** 585-764-0454
- Linda Montgomery** 908-239-4645

**Inspections and Re-inspections:**

- Nancy Grasso** 203-770-4481
  - Tommy Rudolph** 347-539-0194
- And Volunteers**

**Interviews:**

- Alan Rossman** 561-901-3002
- Bill Yesowitch** 502-905-7973
- Nancy Grasso** 203-770-4481

**Lollipop, Lights,  
Roads & FPL**

- Glenn Selmi** 561-299-0060

**Maintenance:**

- Tommy Rudolph** 347-539-0194

**Parliamentarian AND 55+**

- Bill Yesowitch** 502-905-7973

**HOA FEES and ESTOPPEL LETTERS**

- Sheila Lane** 561-381-7725

**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:

- Alan Rossman** 561-901-3002

**Maintenance/Landscaping/Lakes and Canals:**

Any info needed please contact:

- Tommy Rudolph** 347-539-0194
- Glenn Selmi** 561-299-0060

**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

**Our phones are on for all to call but please keep in mind we are all VOLUNTEERS so it would be deeply appreciated if all calls are made between Mon-Fri., hours of 8:30am to 5 pm. If there is an Emergency ALWAYS call the Police, Fire Department, EMT, etc. first, do not delay. If you still wish to make us aware of any situation, please feel free to contact Maggie. 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.*

**Maggie Bogner 904-902-5633**  
**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.*  
**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**

**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**

**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 #9 \*\*\*\*

*--- Thoughts have the power to create or destroy. Think positively to create the great life you want and deserve. ---*

#### THINKING POSITIVELY

Take time out from your day to watch your thoughts. Close your eyes and sit in a quiet place. Don't try to control your thoughts. Just let them come.

As you do this, imagine your hands on a giant DELETE button. When the negative thoughts enter your mind, imagine yourself pressing the button and physically deleting them.

When positive thoughts enter, welcome them with a smile. Let them linger. Focus your attention on them. Allow yourself to feel their impact.

Also, meditating on the list you made of things for which you're grateful will help you maintain positive thoughts and positive energy.

**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.

**“How wonderful it is that nobody need wait a single moment before starting to improve the world.”**

**Anne Frank**

# Shepherd's Pie

Ideal for St. Paddy's (or any!) Day

This just might be the ultimate comfort food. This St. Patrick's Day classic is made with ground lamb or beef, potatoes, carrots and a bit of Guinness. It doesn't get more Irish than that!

## Ingredients

- **3/4 lb.** Yukon gold potatoes, peeled and cut into 2-inch pieces
- **8 oz.** parsnips, peeled and cut into 1-inch pieces
- **8** sprigs fresh thyme plus
- **1 tsp.** thyme leaves and more for sprinkling Kosher salt and pepper
- **2 Tbsp.** unsalted butter, at room temperature
- **2 Tbsp.** olive oil
- **1 large** onion, chopped
- **3** medium carrots (about 12 oz.), peeled and cut into 1/4-inch pieces
- **2** cloves garlic, pressed
- **1 lb.** lean ground lamb or ground beef (at least 90% lean)
- **3 Tbsp.** tomato paste
- **1/4 tsp.** ground cinnamon
- **1/2 cup** stout beer
- **1/2 tsp.** beef bouillon base (we used Better Than Bouillon)
- **1/2 cup** flat-leaf parsley, roughly chopped

Though the moniker is now also used to refer to a beef-based casserole topped with mashed potatoes, shepherd's pie was traditionally made with lamb (from sheep herded by shepherds). Swap in ground beef and you have cottage pie, which appeared in British cookbooks as far back as the 18th century and was so titled because it was a humble home-cooked dish perfect for using up leftover meat and potatoes. Our version features thyme-infused mashed potatoes and parsnips spread over a meaty filling and finished under the broiler for a golden-brown top. Dig in!

**Yields: 4 servings**

**Cal/Serv: 497**

**Total Time: 45**



# 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 Volun-  
teers 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*

*PLAT 4/5 HOA Committee's are  
looking for VOLUNTEERS!*

*If you have some extra time and  
would be interested in joining any  
of our committee's (See pg. 2 & 3)  
for consideration please contact:*

*Maggie Bogner 904-902-5633  
Alan Rossman 561-901-3002*

*Thank you in advance for your  
interest and support.*

## **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**

*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)**

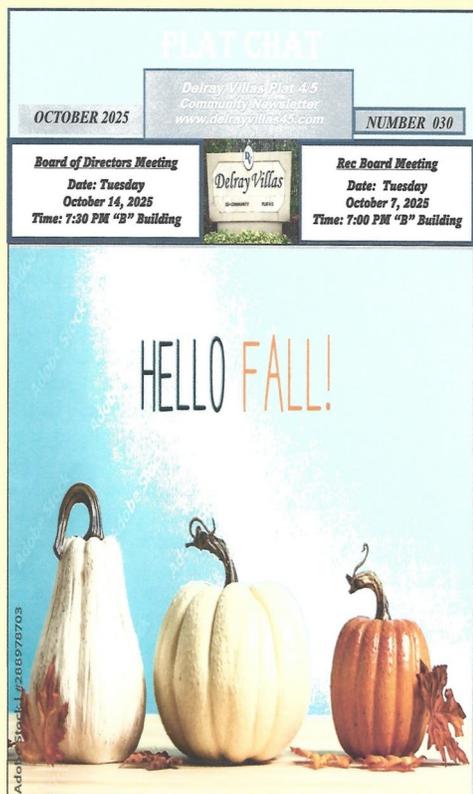
**will meet this month on March 4th & 18th to review applications for any exterior property work you wish to start.**

*But how do I get approved?*

**Pick-up and complete an application. Drop it off by March 3rd & 17th for committee for Review**

*Where do I*

**Pick it up at 6322 LaSalle Road or Contact: Betty Hillier (561) 400-2392**



**PLAT CHAT**

**Delray Villas 4/5 Plat Chat Newsletter is 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**