





Delray Villas Plat 2 Holiday Celebration **Pool Party**  
**Saturday, December 6th, 1-4 PM** *happy NEW Year!*  
Raindate Sunday, December 7th  
HOA to supply Hot Dogs, Hamburgers and all the fixings!  
Please bring a side dish or dessert to share

# The Grapevine Winter 2026 Edition 365

## *Seasons greetings* from The President

**The holidays are here—a wonderful time to celebrate family, friends, and the joy of the season. And welcome new homeowners Jane Stewart and John Dempsey!**

The Recreation Association vote is now behind us, and the assessment has been approved. Payment information and instructions will be coming directly from the Recreation Board. Please wait to hear from the Recreation Board for those details. Now we can all look forward to the exciting repairs and upgrades ahead—improvements that will make our community even more enjoyable and add value to all our homes.

We have an important Plat 2 election this month on December 11th. There will be four HOA Board positions to be voted on. By now you should have received your ballot packet that includes our financial information, agenda for the meeting, candidates' statements, and a ballot. You can also find a ballot inside this edition of The Grapevine, paper copies in the Pool House, on our website, and extra copies at the meeting.

Volunteers are needed for our Rec Association Board. Board members help guide decisions that affect everyone—how dues are spent, what improvements are made, and how shared spaces are maintained and enjoyed. Your ideas and perspective can help shape the community's future, ensuring it reflects the needs and interests of all residents. Even if you've never served before, your willingness to participate is what matters most.

Last December our HOA Board voted to have homeowners replace existing mailboxes with one of the approved models on our website. We were given one year to do this. Time is growing short and mailboxes need to be replaced by the end of 2025. There will be a fine imposed on homeowners who are not in compliance.

**I would like to take this opportunity to wish our Plat 2 community happy, healthy holidays and a joyous New Year!**

**Ben D'Errico**  
President

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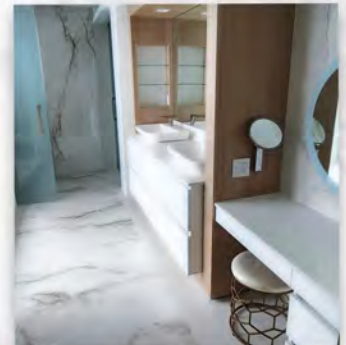
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# BALLOT FOR 2025 HOA BOARD ELECTION

Delray West Townhouses Homeowners Association, Inc.

## BALLOT AND INSTRUCTIONS

**You may vote for up to four candidates by putting an X preceding that person's name.** Any ballot indicating a vote for a candidate that is not listed or is not clearly marked will be considered invalid and will not be counted.

### VOTE FOR UP TO FOUR CANDIDATES FOR OUR HOA BOARD

\_\_\_\_\_ **Linda Downs**  
\_\_\_\_\_ **Tom Dempsey**  
\_\_\_\_\_ **Robert Reed**  
\_\_\_\_\_ **Pat Slesinski**  
\_\_\_\_\_ **Lisa Weingarten**

### YOU MAY VOTE FOR THE FOLLOWING VOLUNTEER FOR REC BOARD REP

\_\_\_\_\_ **Ed Clemon**

---

### PLEASE FOLLOW INSTRUCTIONS CAREFULLY

1. There is only one voting member from each household.
2. Print and mail your ballot in an envelope bearing your name and address. **If you are unable to print, extra ballots will be available in the Pool House and in the Winter issue of The Grapevine.**  
Complete and mail or bring to:

Delray West Townhouses Homeowners Association, Inc.

c/o Arleen Kessler, Recording Secretary

13457A Via Vesta

Delray Beach, FL 33484

Or bring your ballot in person to the meeting on December 11<sup>th</sup>, 2025 at 7:00 PM in "B" Building at the Recreation Center.

**Blank ballots will be available in case you were not able to print one**

**YOU MAY ALSO EMAIL YOUR BALLOT TO ARLEEN KESSLER:  
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# WHO COOKS FOR YOU?? WHO-HOO!

## by Holly Krahe

Fall and Winter in South Florida is prime owl-spotting season! Let's get familiar with the three major tree-dwelling owls you can find.

The smallest owl is the Eastern Screech Owl (*Megascops asio*). Standing only 6–10 inches tall, with a weight of 4.2 to 8.6 ounces, and a wingspan of 18–24 inches, these tiny owls are masters of camouflage and are difficult to spot. Their calls are trills and whinnies. You can see a captive Screech Owl named “Owliver” at the nature center at Green Cay Wetlands.

Screech Owl



The Barred Owl (*Strix varia*) is twice the size of the Screech Owl, with a height of 16–25 inches, a weight of 1.1 to 2.5 pounds, and a wingspan of 3.3 to 4.3 feet. They give the famous “Who cooks for you” call.

Barred Owl



Great Horned Owl  
On Nest



The largest of all is the Great Horned Owl (*Bubo virginianus*), weighing 2 to 5.5 pounds, with a wingspan of 3.3 to 4.8 feet, standing 18–25 inches tall. Their calls are booming “Hoo-hoo”s.

Their hunting prowess earns them the nickname “tigers of the night sky.”

All owls are raptors, with powerful talons and specialized feathers that allow them to fly silently. They prey on rodents, rabbits, insects, fish, and birds (even other owls!). Owls swallow their prey whole, when small enough, and expel indigestible bits (fur, bones) in an owl pellet. Most owls nest here beginning in January and through March. The owlets can be seen near the nest when they “branch” prior to learning how to fly. Lucky owl-sporters will enjoy seeing them while they cannot fly away.

Screech Babies



Finding owls requires patience and good hearing and eyesight. Luckily, smaller birds like Blue Jays will often “mob” owls, and if you follow them and their hysterical calls, you may luck into an owl sighting! I have seen all three of these owls at Green Cay Wetlands and at Arthur Marshall Loxahatchee NWR. Before the loss of trees at our neighboring Palm Greens, I had a Great Horned Owl on my roof!! Good luck spotting one. 🦉

Next time, we'll explore the South Florida owls that are not dependent on trees – Barn Owls and Burrowing Owls.



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## THE ARB NEWS FROM LINDA DOWNS

The deadline for installing the new mailboxes is approaching on December 31, 2025. Beginning January 15, 2026, fines can be assessed for any homeowner who has not completed the replacement. Our HOA has periodically required mailbox replacements to preserve the community's neat, uniform appearance. Both our Bylaws and Florida Statute 720 allow the HOA to implement such requirements. Please note that no existing mailbox is "grandfathered in." Replacing your mailbox now will be far less costly than paying fines for noncompliance.

Home inspections are ongoing, conducted by our dedicated ARB volunteers—thank you for your continued efforts to keep our community beautiful!

### POOL UPDATES BY BEN D'ERRICO

Our Pool House now has a new roof, door and windows. Both the building's air conditioning system and the pool heater have been repaired. We are installing a Jockey Pump for our sprinkler system to prevent pipe breakage from too much pressure. This past Halloween, neighbors gathered for an afternoon of treats and vintage tunes--a fun and friendly way to enjoy the day! We're looking forward to celebrating the season at our Holiday Pool Party on December 6th—please join your friends and neighbors as we welcome this festive time of year together!



## Happy Birthday

### December

Carmen Ojeda  
Jay Rubin  
Sandy Bierwith  
Ida Green  
Luis Dominguez  
Nancy Spano  
Judy Miller  
Michael Weingarten  
Lynne Kruger  
Georgia Redder  
Francis Bodt  
Linda Ruiz  
Jacqueline Woods

### January

Jaclyn Woods  
Miguel Nunez  
Cindy Ricardo  
Darren Grant  
Gail Brown  
Lisa Weingarten  
Dwayne Wood  
Robin Kaufman  
Helen D'Errico  
Victor Santome  
Ed Redder  
Lisa Fisher  
Paul Keiser  
Joan Mackey  
Kira Santome  
Nicole Anderson

### February

Ann Willig  
Greg Kuller  
Laurie Somers-Siegle  
Darren Smith  
Lynn Newton  
Bonnie Petty  
Harriet Lutsk  
Ken Boone  
Judy Clemon  
Michael Manover  
Simon Drelichman  
Edward Wittbold  
Thomas Dempsey  
Dawn Portnoy  
Charles Weinberger  
Rosella DiGuido  
Liz Trillo  
Bonnie Sands



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# The Local Scene

with Ed Wetschler

Happy Birthday

Delray Beach  
**GreenMarket**

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October 25, 2025 - May 16, 2026

SATURDAYS

9am - 2pm

Old School Square

30th  
Anniversary



75+ Farmers, Bakers, and Food Artisans  
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Although the Delray Beach Green Market (now marking its 30th anniversary on Saturdays, 9AM-2 PM) offers fresh, tempting produce and organic meats, you still might ask, "Why go to a green market if I can shop right here at The Boys?" A fair question, so here's my answer:

## Take-Home Beauties

Most of the 70-plus vendors at the market aren't even farmers. Instead, they're mom-and-pop bakeries, bottlers, and such.

My faves? Tennessee Bob's Hot Sauce, Pemba Foods Caribbean hot sauces, and Pit Bull BBQ Sauce. Visit Dr. Pickle (products include hard-to-find pickles and kraut that are fermented, not just jarred with vinegar), the Concord Grape Pie Company (one of their treats is Cutie Pie, and it is), Eddie's Dark Chocolate (dark, darker, and darkest), Mond Epice (especially for its exotic spice blends), Starz Bakery (bagels, bialys, rugelach), and Killer Coffee. And then there are gluten-free and vegan products: G(u)ilty Bakery's chocolate chip cookies, Sun Goddess Vegan Soup, Vegan Mario's Gluten-Free breads (including pricey but authentic sourdoughs), Casapan Gluten-Free Breads (try the coconut), and European Gourmet Bakery (ciabatta, baba ganoush), Farmers Market Honey's Intensive Skin Care Cream and even a pet adoption service.



## Eating Outdoors

An open-air food court features picnic tables conducive to chatting with other attendees, a good band that's not too loud (yay!), and food vendors such as La Paella Chef (tender shrimp and saffron rice steaming in massive pans), a Haitian-American stall whose biggest surprise is luscious gluten-free waffles, Peruvian Ceviche (the classics and some with fruits), an empanada stand with both traditional and creative empanadas (e.g. a Reuben!), Real Maryland Crabcakes, Marty Schecht Tex-Mex, Pasta Amore (16 choices), and A Taste of Africa, whose fire-grilled chicken is scrumptious, and they also make the best cheese arepas on earth. Bring a bag; take some home.

<https://delraycra.org/green-market/>



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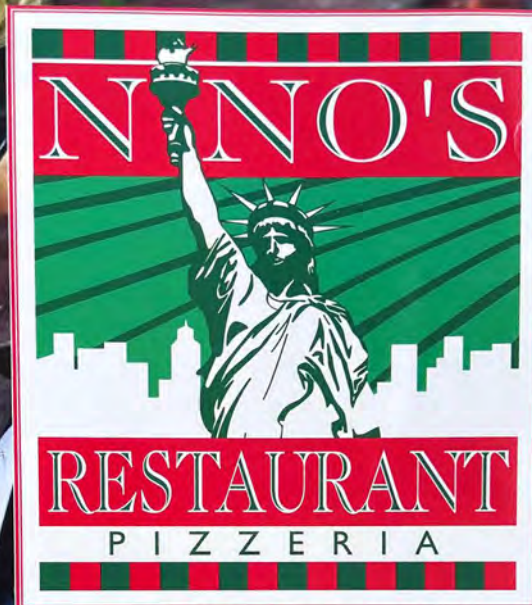
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## **Healthy Habits to Support Your Immune System**

**Keeping your immune system strong** is about more than avoiding colds and flu—it's about creating overall resilience. By eating well, sleeping enough, moving your body, managing stress, and making smart lifestyle choices, you give your immune system the tools it needs to protect you.

***Nourish Your Body with a Balanced Diet*** Food is the foundation of immune health. Nutrients from whole foods provide the building blocks your immune system needs to function properly.

- Fruits and vegetables: Packed with vitamins (like C and A), minerals, and antioxidants that help immune cells fight off invaders.
- Lean proteins: Sources such as poultry, fish, beans, lentils, and tofu support the production of antibodies and repair tissues.
- Healthy fats: Omega-3 fatty acids from salmon, walnuts, and flaxseeds can reduce inflammation and support cell membranes.
- Whole grains: Oats, brown rice, and quinoa provide fiber, which fuels beneficial gut bacteria.
- Stay hydrated: Water transports nutrients, flushes out waste, and keeps mucous membranes moist.
- Eat fermented foods (yogurt with live cultures, kefir, sauerkraut, kimchi, miso)

### ***Prioritize Quality Sleep***

Sleep is not just downtime. While you sleep, your body produces and releases immune cells and proteins called cytokines which help fight infections. Adults should aim for 7–9 hours of quality sleep per night.

### ***Manage Stress***

Ongoing tension makes your body more vulnerable to illness. Reduce stress by:

- Daily movement (walks, yoga, stretching).
- Meditation.
- Hobbies that bring joy, such as music, gardening, or reading.
- Talking with friends, family, or a counselor when needed.

***Stay Physically Active*** by exercising at least 150 minutes per week--walk, swim, cycle.

***Avoid Harmful Habits*** such as smoking and excessive alcohol consumption.

***Stay up to date with Preventative Care*** such as check-ups, vaccinations, and screenings.

### ***Maintain Social Connections***

Loneliness can weaken the immune system. Meaningful relationships and social support reduce stress and boost immune function. Join a club, talk to your neighbors, get together with family, call or email old friends.





# Howard Appel

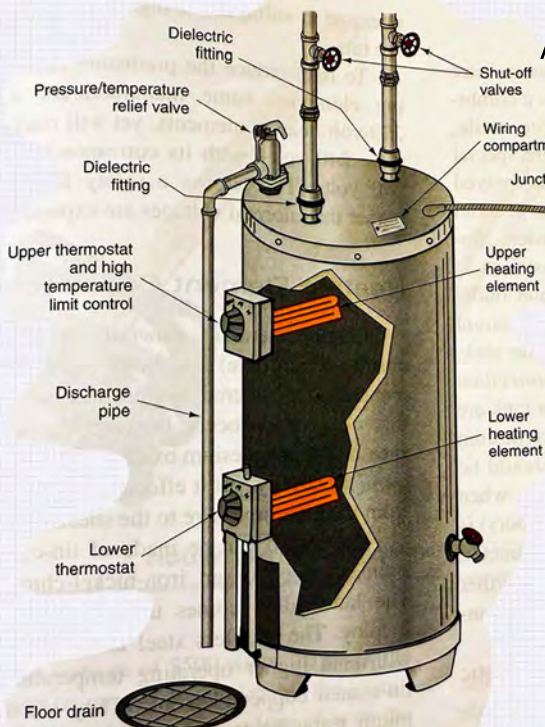
*Howard Appel's professional career was as a Residential-Commercial NJ Licensed Electrician*



## THE HOT WATER HEATER

A major component integral to any residence is the hot water heater. Since electricity is the major source of energy in South Florida, most hot water heaters are powered by electricity. Hot water heaters come in two basic varieties--the storage tank heater and the tankless water heater. This article will discuss the storage tank type. In the Spring issue of The Grapevine we will discuss the tankless heater and the pros and cons of each type.

Below is a picture of a basic tank type water heater. The tank comes in various capacities, but most commonly used in our size residences are 30 or 40 gallon tanks. The heater has an upper and lower submersible electric heating element. These heating elements have integral thermostats to control water temperature. The upper thermostat also has an overtemp safety control. The thermostats are adjustable to control water temperature in the storage tank and are usually adjusted to 120-140 degrees F to avoid burns from scalding hot water. There is an additional safety pressure/temp control on the top of the tank should the water become super heated or at elevated pressure. This control will release water until the temperature or pressure is at a safe level. The cold water pipe entering the tank extends to the bottom of the tank. Hot water exits the tank at the top of the tank.



As the hot water is used, cold water enters the tank to replace the hot water being used. This reduces the temperature of the water in the tank until the water temperature supplied is not satisfactory or as noted, "we ran out of hot water." During this process the electric heating elements have been activated to reheat the water.

The time it takes to reheat the water is known as the recovery time. As a rule of thumb it takes one hour to raise 20 gallons of incoming water from 60 degrees F to 120 degrees F. Therefore storage tank water heaters are not suitable for large demands of hot water.

The electric service for the 30 or 40 gallon hot water heater is usually a 30 amp, 240 volt circuit. You will see a 2 pole circuit breaker in the circuit breaker panel dedicated to the hot water heater. This circuit breaker can be identified by its large size and noted ampere rating.





# AQUA ZUMBA

WITH AIDA

by Carol Loftus

"Work out hard, but don't get hurt!" And here in Palm Beach County, there are various programs to help us do just that. One is being offered right here in our Plat 2 pool for FREE, Aqua Zumba, every Sunday at 10:30am.

This is a workout, but the atmosphere is a dance party. Fun tunes, slow ones to warm up, faster to get our cardio work in, and cool down music to stretch. They're so catchy that I'll start dancing in the supermarket if one of our class songs comes on! The instructor, Aida Smith, leads the class from the deck around the pool, dancing for students who need visual cues (like me), issuing corrections and encouragement equally. Little pep talks about small ways to increase resistance in the water or how to follow a new routine keep us all going strong and stronger! The exercising is low impact because we're in the water, so no need to worry about a trip or fall. Short people (like me) usually stick to the shallow end, but there are no rules. Disclaimer: I can't swim!

A few tips: wear a hat or visor and sunglasses that you don't mind getting wet. I wear a rasher (swim shirt) over my suit because I burn, but hate sunscreen. Bring a beach towel and consider a terrycloth robe too in the winter when the air is cooler. Bring a bottle of water. Trust me, you'll be so thirsty.

**See you at the pool!**

Cardio benefits the heart and lungs, strengthens bones, muscles, and the immune system, and helps with weight reduction. It also reduces stress, lowers cholesterol and high blood pressure, tones and tightens both the upper and lower body, and strengthens abdominal muscles. Additionally, cardio improves balance, promotes better sleep, and, most importantly, helps develop healthy lifestyle habits!







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# Craft It With Wendy Karger

## Magnetic Mood Clips

Want to leave a dramatic reminder on your fridge?

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You'll find Puff Paints (for extra shine and dimension), paste-on Wiggle Eyes and "gems," craft glue, and very thin brushes at craft stores.

Squeeze a tiny puddle of paint onto a piece of paper or cardboard; then use your brush or a pointy Q-tip to apply the facial features.

DON'T EVEN TRY TO MAKE THEM PERFECT! They're funnier when you paint them freehand.

Just remember, since the surface of your clip is really small, don't hesitate to wipe off your first try with a wet Q-tip or paper towel and do it over until it makes YOU smile!



## Blueberry Muffin Top Cake

This recipe is to honor the memory of Greg Donahue and is written in the style that Greg would have made it!

**For the Muffin Top Cake:** In a mixer cream together 1 1/2 sticks of butter, and 1 1/4 cups of sugar. Then beat in 4 eggs. Slowly add 2 1/4 cups of flour, 1 TBS baking soda, a TBS of vanilla, and a little cinnamon. Then mix in 1 1/2 cups of sour cream or plain yogurt. Now gently fold in 4 cups of blueberries. Pour the batter into a greased 12"x12"x2" pan.

**For the Crumb Topping:** Wisk together 1 1/2 sticks of butter, 1/2 sugar, and 1/2 cup brown sugar. Add 1 3/4 cups flour, and 1 tsp. cinnamon. Use your hands to form a crumbly ball of dough. Break up the dough into uneven clumps and scatter evenly over the batter.

**Bake** for about 25 minutes in a preheated 350 degree oven. An inserted toothpick should come out clean. Let cool for 15 minutes before slicing.





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# In Loving Memory

*Tears of grief are just another way of loving! --L.D.*



Our neighbor, *Arline Tanzer*, passed away this August at the age of 86. Affectionately known as "Sister" to her loved ones, she was the beloved wife of the late Robert Tanzer, devoted mother of Michael Tanzer (deceased), Gail and Susan Tanzer, and proud Nana to Evan and Mitchell. Born to the late Molly and Max Rosenblatt, Arline was predeceased by her brothers Gerry and Stanley Rosenblatt. She is survived by her brother, Robert Rosenblatt. Arline will be remembered for her unwavering love for her family, her warmth, and her enduring spirit.

Our neighbor, *Gregory Donohue*, passed away on September 11th, at the age of 71, following an extended illness. His wife, Diana, was at his side. Greg loved cooking, baking and sharing with family and friends, especially his blueberry muffin top cakes! He enjoyed lending a hand and spending social time on the front porch with friends and neighbors. Originally from Buffalo, NY, Greg is lovingly remembered by his family and friends.



*Anthony D'Errico*, passed away on September 10th at the age of 85. He was not only our neighbor, but also father of our HOA President, Ben D'Errico. Born in Brooklyn, Anthony was proud of his roots. It's where he raised his family and worked as a longshoreman. He is survived by his sons, Benedetto (Ben) and his wife Helen, and Frank and his wife Christine. He was a devoted grandfather and proud great-grandfather. In Delray Villas Anthony made cherished friendships and enjoyed fishing, photography, and cooking. He took great pride in renovating his Delray Villas

home alongside his son Ben. Anthony will be remembered for his charismatic personality, his captivating stories, and the courage with which he faced illness. He will be deeply missed by his family, friends, and all who had the pleasure of knowing him.

Condolences to our Plat 2 neighbor, Andy Presser, who lost her father, Eugene Stern at age 91. "Yutch" as his relatives called him, lived in a home in Plat 4/5. He spent his career as an attorney in Woodmere, NY where with his wife, Jann, he raised his three daughters, Pam, Andy, and Susan. Growing up in Brooklyn he was the youngest of 8 siblings and was the last of that generation. He was uncle to many nieces and nephews, grandnieces, and grandnephews. Even with so many relatives, he remained close to all of them. He adored and doted on his grandchildren, Vida and Spencer, Michael and Jonathan, and their wives, and had an especially close tie to his sons in law, Ronnie (deceased), Mark, and David. We will miss his optimism, sense of humor, and devotion to family.



## Poet's Corner



### Separation

by Messina Mueller

A falling leaf in the night  
Soundless and unseen  
No one will hear the landed loneliness  
A Falling leaf in the darkness  
Vulnerable yet brave  
Lost and small on its own  
Drifting distance becomes infinite  
Thrown in the vast unknown  
Trampled by patience and pain

Taught to soar and ride the stormy wind  
A nurturing breeze blows gently lifting us  
forward  
Carrying our life source rooted memories  
A fluttering mighty leaf  
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# OUR PLAT 2 HOA BOARD

President & Pool	Ben D'Errico (2026)	201 359-1126	bderrico99@gmail.com
Treasurer	Howard Appel (2027)	201 926-1060	howappe@aol.com
Recording Secretary	Arleen Kessler (2025)	631 629-9044	apk439@yahoo.com
Vice President & Corresponding Secretary	Linda Downs (2025)	516 312-1131	ldcrna51@gmail.com
Lakes	Michael Goodman (2025)	703 965-3891	michael.goodman160@gmail.com
Lawns & Landscaping	Bill Margillo (2026)	845 238-4317	concetttag51@yahoo.com
Board Member	Pat Slesinski	845 551-4917	pslesin@gmail.com
Volunteers:			
Interviews	Reynold Pratt	561 499-3954	rpratt@comcast.net
Representative to the Rec Association:	Arleen Kessler	631 629-9044	apk439@yahoo.com
	Michael Goodman	703 965-3891	michael.goodman160@gmail.com
	Howard Appel	201 926-1060	howappe@aol.com
Webmaster/Grapevine Editor	Lisa Weingarten	516 889-1105	dvplat2@gmail.com

**PLEASE KEEP THIS PAGE HANDY IN THE EVENT THAT YOU NEED TO CALL A BOARD MEMBER (MONDAY-FRIDAY, 10 AM-5 PM)**

## Our Plat 2 Architectural Review Board (ARB)

Linda Downs 516 312-1131....Theodora Karvounis 203 559-0417....Gail Brown 369-5560  
Marty Soldivieri 201 716-9094....Carol Perfect 954 812-8787...Andy Presser 914 374-6640

Forms for Application for Addition or Alteration for worked planned for the exterior of your home, paint, roof, and mailbox choices can be found on our website at: [www.delrayvillasplat2.com](http://www.delrayvillasplat2.com) and click on the "HOA Forms & Applications" tab

## Interview Committee

Buyer/Occupant/Renter Applications are on our website at: [www.delrayvillasplat2.com](http://www.delrayvillasplat2.com) and click on the "Buyer/Renter Forms" tab

Reynold Pratt 267 221-9667....Linda Downs 516 312-1131  
Gail Brown 518 369-5569....Andy Presser 914 374-6640

**FORMS ARE ALSO AVAILABLE IN OUR POOL HOUSE**

# HOA MEETINGS 2026

**THE LAST MEETING OF 2025 IS DECEMBER 11TH**

<b>January 8th</b>	<b>May 14th</b>	<b>September 10th</b>
<b>February 12th</b>	<b>June 11th</b>	<b>October 8th</b>
<b>March 12th</b>	<b>July 9th</b>	<b>November 12th</b>
<b>April 9th</b>	<b>August 13th</b>	<b>December 10th</b>

Meetings are in "B" Building at the Recreation Center at 7 PM  
A specical meeting is held at the last meeting of the year to elect new Board members





# Season's Greetings

## THE GRAPEVINE STAFF

Lisa Weingarten, Editor & Webmaster

### Contributors:

Linda Downs

Ben D'Errico

Holly Krahe

Messina Mueller

Wendy Karger

Dr. Howard Benedikt

Howard Appel

Ed Wetschler

Carol Loftus

### Delivery To Your Door:

Carol Perfect

Gail Brown

Andy Presser

John Tanturri

Pat Slesiski