

PLAT CHAT

JANUARY 2026

**Delray Villas Plat 4/5
Community Newsletter
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: 7:30 PM "B" Building**

*Happy
New Year*

A black and white photograph of a Christmas tree branch with pine needles and pine cones. The scene is decorated with numerous white snowflake ornaments and small, bright lights. The background is dark with a bokeh effect of out-of-focus lights.

**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

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 (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 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 9th 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 2nd 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 Mineria

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*

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*