



Orange Peel

CITRUS GLEN NEWSLETTER

APRIL 2010

President's Message

Spring is officially here and hopefully we can all enjoy the nice weather before the heat and humidity of summer is upon us. We still have a couple of months before we have to start worrying about the 2010 hurricane season. However, this is a good time to think about getting hurricane shutters if you don't already have them. Although the recent history of the National Hurricane Center predictions has not been very accurate, NOAA is predicting 15 named storms as opposed to the historical average of 9.6. If you are a seasonal resident and plan on closing your shutters for the hurricane season, the shutters should be either manufactured or painted (in the case of panels) to match the color of your house. It is my understanding that the recession in the housing industry has reduced the demand for shutters and impact windows and the current pricing is very attractive. Many of the impact resistant doors and windows also qualify for the \$1,500 federal tax credit.

Hopefully, when you read this, the gate is working. We continue to have more and more issues with the gate. Most of these are related to the age of the system. There is no longer any support for the software and some of the parts are no longer available. Our most recent problem was with a failed circuit board which could not be replaced. We had to send the circuit board to a specialty fabricator and have it rebuilt. The turnaround on this was several weeks. We have asked our current vendor, Wireless Security Integrators, to meet with us to discuss a range of options from simply acquiring backup parts for critical areas to completely replacing the entire system.

We have also signed contracts to repair the potholes in our streets and replace the fence at the end of Citrus Avenue. All palm trees and other trees close to residences are scheduled to be trimmed in May. We realize that the past winter may have damaged or killed some of our shrubs. This was the coldest winter in thirty years and we also had much more rain than usual. We think some of the plants which have lost their leaves will come back. In the next couple of months we will make a decision as to how many plants to replace and have the landscaper replace all the impacted plants at the same time. This is both more efficient and cost effective than doing it on a property by property basis. The unusual winter is also somewhat responsible for all the dollarweed in our yards. We did a "weed and feed" but we're not sure how effective this was. The cool wet weather may have negated our efforts. Hopefully, most of the dollarweed will go away as it gets warmer.

I have a number of compliance issues which I need to discuss with everyone. The first of these is the inconsiderate owners of dogs who let their dogs run loose. In addition to the sanitation issues, there have been instances of the loose dogs attacking residents and also several cats have been injured or killed. Under both our documents and the Boynton Beach city ordinances, pet owners are required to control and pick up after their pets. Our documents read as follows —

Offensive pets may be removed by the Association after reasonable notice to the owner, with the prevailing party being entitled to recover the cost of proceedings and reasonable attorney fees. Pets shall be restricted to no more than two pets per dwelling. A pet shall mean a dog or a cat. Pets shall be on a leash at all times when not confined within the Owners Single Family Home or courtyard.

The city statutes provide that owners letting their dogs run loose or not removing waste can be cited, based upon affidavits submitted by two witnesses. The fine can be as much as \$500 and continued noncompliance can result in removal of the offending animal(s). The Association is willing to take whatever actions are necessary to deal with this issue but we need the cooperation of our residents to make this work. The simplest action would be for dog owners to keep their pets on a leash and pick up the waste. However, if you see dogs running loose, or owners not picking up their animals' waste, please try to make a note of the time, place, a description of the animals, and the identity and address of the owners. If you have this information, we will prepare and notarize

an affidavit to that effect. We will first have the Association write a letter to the pet owner and request that they comply with our rules. If there is continued noncompliance, we will turn the matter over to either our attorney and/or the city and use the affidavits as evidence of the violations.

As a reminder, there is no overnight parking on our streets. The towing company is authorized to tow any illegally parked vehicle. No warnings are required. If you need to park in our overflow area, please contact the property manager and obtain a permit. Our security company has also advised us that they routinely find a couple of garage doors left open at night. We only had nine police reports filed in our community in 2009; most of these were vandalism (including graffiti on our exterior walls and neighbors complaining about each other). We had one stolen car reported. However, I think we did have several unreported crimes, primarily of items being stolen from unlocked cars. Although we have a relatively safe community, please lock your car doors, don't leave any valuables visible inside your car, and keep your garage doors closed.

We still have a number of maintenance issues from the A&E inspection in January. I want to discuss this issue further with the other board members before we decide what actions are appropriate. However, I think everyone should assess the condition of their residence. Our documents read as follows —

Exterior walls, roof and the fencing on the rear and side yards around the Single Family Home are to be maintained by each single family owner in quality condition at all times as originally built by Developer.

If you haven't painted your house in the last ten years, or cleaned your roof in the last couple of years, you can probably assume that it is no longer in the original "quality condition." Due to the virtual collapse of the home construction industry, this is an excellent time to consider painting your house. I've talked with several contractors working in our community and the cost of painting a house should be somewhere between \$1200 and \$1800. Similarly a roof can be cleaned, by a professional roof cleaner, for a cost of between \$125 and \$200.

In the past, we have had over 95 percent compliance with the A&E recommendations. If your house is still not compliant, either tell us why you don't think the repair needs to be done, propose an alternate solution (such as power wash or touch up as opposed to painting), ask for more time, or at least take some action. In unpleasant situations in the past, we have filed suit against noncompliant owners and have won our legal actions. In addition to obtaining a court order mandating the required repair, we have also been awarded our legal fees. In some cases, the legal fees awarded to the Association cost the homeowner more than the repairs. Our current documents also allow the Association to contract for the repairs to be made, bill the homeowner, and collect by lien and foreclosure in the case of nonpayment.

I know these are difficult times for some of us. However, we all want to be proud of our community. Please work with us and we will try to work with you.

Sincerely,

Jim Taylor

GOOD NEWS ON THE REAL ESTATE FRONT!

Muse News on Real Estate!

The \$8000 and \$6500 tax incentives given to homebuyers and which have spurred on many new sales will end on April 30. Let's hope that the current improved sales picture will maintain the momentum without these incentives

Here's what's happening in our community.

# of Properties	Lowest Price	Highest Price	
Currently For Sale	2 \$210,000	\$245,000	• Average Days on Market 187
Under Contract	3 \$182,200	\$240,000	• Lowest Price is a short sale
Sold Past 6 months	2 \$201,000	215,000	• Average Days on Market 195

If you would like more specific information, please give me a call. Barbara Muse, Realtor CENTURY 21 Tenace - 561-734-0178 or email me at Barbara@barbmuse.com.

From the Landscape Committee

by Teresa Moreno

Dear Resident:

The committee expresses thanks and appreciation to those residents that have taken the time to communicate with us in writing regarding the landscaping of the community. In the past, we asked you for patience, since we could not do much, due to the weather conditions. Pleased to report that now that the weather seems to be improving, the committee is going back to work. Soon, we will go around to review the damage done by the cold weather. If you see us in your front yard checking your plants, please don't be concerned. We will try to get as much information as we can to develop a strategy as to how we are going to tackle the recovery of our landscaping.

Board Meetings are normally held the last Tuesday of the Month at the Guest House in Temple Avenue.

Please make an effort to attend. Your participation will help us to serve the community.

**Water Exercises.
Every Monday, Wednesday
and Friday at 9:00 AM
weather permitting.**



We need Short Stories, stories of interest
Should you want to make a
contribution to the newsletter or
would like to have some news made
known, please feel free to contact
Bonnie Valentino at
Bonnievalentino@yahoo.com or 733-9302.



PROPERTY MANAGEMENT COMPANY

MAILING ADDRESS

Gulfstream Services Management, Inc.
P.O. Box 24-4225, Boynton Beach, FL 33424-4225
Tel # 561-733-5550 Managers: Scott Straleau.

E-mail: scott@citrusglen.org

You may continue to use the website facility and it
will forward to Scott

Hours at Citrus Glen

Tuesday and Thursday 9:00 to 11:00 A.M.

**Please give your guests a card to get
in the gate. It is only \$10.00
and will save the gate from
breaking permanently
for the other homeowners.**

Meet your neighbor ...

**Let him take care of
Pressure Cleaning and Painting**

Johnny Under Pressure, Inc. is a resident of
Citrus Glen

Visit his website at Johnnyunderpressure.com
151 Executive Circle - Mobile 561-317-5082
office 1-888-301-9733

**LOOKING FOR DEPENDABLE AND
AFFORDABLE POOL SERVICE?
FIRST MONTH SERVICE HALF PRICE.
FREE ESTIMATES AND GUARANTEED
LOWEST PRICES.**

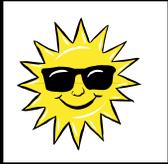
**SERVING PALM BEACH COUNTY LICENSED
AND INSURED MONTHLY SERVICE AND REPAIRS
LIGHTHOUSE POOL MAINTENANCE
SERVICE INC.
BRIAN MATHEWS OWNER/OPERATOR.
561-523-3657.**

"PHOTOGRAPHER"

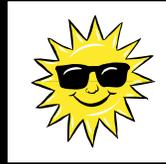
**(Citrus Glen Resident)
Weddings & Special Events
Family Portraits & more**

Mention this ad for special rates

**Call Paulette
(561) 742-1020**



**JOIN US AT THE NEXT
MONTHLY MEETING
AND SEE THE FUN**



WE ARE HAVING TOGETHER . . .

DON'T MISS IT!! • TUESDAY APRIL 27TH

I LIVE AT 190 CITRUS TRAILS CIRCLE AND AFTER READING THE ORANGE PEEL, I WOULD LIKE TO RECOMMEND A GRASS CUTTER FOR THE NEIGHBORHOOD BACK YARDS. IF ANYONE IS LOOKING FOR SOMEONE DEPENDABLE, THEY CAN GIVE HIM A CALL. I STARTED WITH HIM AT THE END OF THE YEAR AND I FIND HIM TO BE VERY GOOD AND REASONABLE.

IT WOULD BE NICE IF YOU WOULD PUT HIS NAME IN THE NEXT ORANGE PEEL. HE WOULD APPRECIATE MORE BUSINESS IN THE NEIGHBORHOOD.

HIS COMPANY NAME IS
A CUTTING HEDGE
561-351-9421

**April 28th thru 5/2/10
SunFest, Downtown West Palm Beach,
FloridaSunFest - Where Music Meets the
Waterfront**

Founded in 1982, SunFest is Florida's largest waterfront music and art festival. Held annually in downtown West Palm Beach, Florida the first week in May, SunFest attracts more than 280,000 visitors. The festival and the patrons that it attracts have a very positive impact on the community. SunFest takes place in downtown West Palm Beach along Florida's Intracoastal Waterway, extending along Flagler Drive from Banyan Boulevard to Lakeview Avenue. SunFest 2010 entertainment line-up includes Weezer, ZZ Top, Shinedown, Ben Harper and Relentless, Patti LaBelle, Maze featuring Frankie Beverly, Flaming Lips, Rise Against, the B52s, and Gringo Star.



Like New Custom Blinds For Sale

WITH BUILT IN "BLACK OUT" SHADES. DESIGNED TO FIT CITRUS GLEN HOMES.

(1) Eight Foot Slider Light Wood/Fabric Shade.
(faces pool)

(1) White fabric blind that covers the window and arch in the front of homes.

Length from bottom of window to top of arch is H 88" W 52".
Each \$150, call Jennifer at 561-504-1307.



**Board and Working
Committees and
Activities
During 2010**

BOARD OF DIRECTORS
Jim Taylor, *President*
Barbara Muse, *Vice President*
Flavio Franco, *Treasurer*
Alan Neulander, *Secretary*
Bob Moreno, *Director*

A&E

Alan Neulander, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Marilyn Kelly
Tapio Salin
Rick Turner

Landscaping

Jim Taylor, *Board Liaison*
Teresa Moreno, *Chairperson*
Alan Mathews
Elaine Mathews
Bettina Miles

Technology

Jim Taylor, *Board Liaison*
Bob Moreno, *Chairman*

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Margaret Rowe
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview
Inez Guglielmo

Clubhouse Activities
Inez Guglielmo