



Orange Peel

CITRUS GLEN NEWSLETTER
APRIL 2011

President's Message

It's the end of April and already the year is almost one third gone. I'm not sure if April showers bring May flowers in South Florida. Although we're still in the middle of a record setting drought, in another month I can start worrying about hurricanes. Our lakes and irrigation system continue to struggle. Hopefully we will get our normal rainfall in May. We currently have water restrictions limiting us to twice a week watering of the common elements. We obtained a bid for drilling a well and this was discussed at the last Board meeting. It was decided not to incur the additional expense at the current time. We are hoping that it will start to rain in the next month and our lakes can start to recover at that time. Although the contractor assured us that the permits would not be an issue, there was still the issue with the South Florida Water Management District. Apparently the water under our property doesn't necessarily belong to us. We would have to meter our water usage and might be billed for the water used. Our additional water usage might also require installing flow meters on our existing irrigation system which could cost more money. We plan on revisiting this issue in October when we can see what our lakes look like going into the next dry season.

When I first became active in the HOA, one of my primary interests was improving the appearance of our community. I was interested in doing something with the property at the Miner Road gate which I think has potential for some better use than a paved dead end. I also wanted to do something about our fences. We have at least five different types of fences in our community. We have the original shadow box, the code compliant shadow box (required for pool enclosures), the upside down board on board fences, the plastic fences, and the masonry walls. Most of the wooden are less than ideal. Even if they are duly painted "haze gray," they still go up and down and in and out. I would like to have the Association take responsibility for the fences visible from the streets and perhaps gradually work towards replacing the wooden fences with masonry walls. I would gladly pay another \$10 a month to not have to maintain my fence and to have a more attractive community. However, I don't see that happening in the near future. At this time, there doesn't seem to be much interest in the community in undertaking any major projects. Maybe I will get more ambitious if we can get the new documents approved.

Landscaping Update. We are in the process of beginning our annual tree trimming. The landscaper is to trim all the palm trees and all hardwood trees within 20 feet of individual residences. This is to be completed by May 31. We will be checking the other landscaping at the first of June to decide what items need to be replaced. If you want something done to your landscaping, please send us something in writing prior to that date.

I would also like to reiterate our policy on tree removal. No oak trees are to be removed except by the HOA. There are still a few black olive trees and we do allow these to be removed but you must first get permission for removal (we want to verify that the tree being removed is not a live oak) and you must also agree to replace the tree removed with a live oak tree having at least a three inch caliper (measured four feet above the ground). Many of the bottlebrush trees are too close to the houses and may be removed by owners without permission of the HOA. We are trying to be protective of our oak trees since we still have about 60 hardwood trees less than what was on the original PUD plan approved by the City in 1988. It will be very expensive and disruptive if the City sues us to force compliance with the approved plan.

Financial Update. As of March 31, we have a net operating surplus of \$28 for the year. Our Accounts Receivable, although remaining high for us based on our historical experience, remains stable. Three accounts represent two thirds of our total delinquent accounts. We hope to have some final resolution of these accounts before the end of the current fiscal year.

Our biggest financial issue is with Comcast. We had anticipated a five percent increase for 2011 when we prepared our 2011 budget. However, Comcast actually raised our rates by approximately \$2,300 a month or 43 percent. We are disputing the rate increase since we think it was in excess of the contractually allowable rate. However Comcast contends that we were previously being undercharged. I'm not sure how this will turn out. If we terminate our contract we will try to give everyone at least 60 days notice in order that arrangements can be made to individually continue whatever services are currently being provided by Comcast. If the HOA stopped providing bulk cable, we could reduce the monthly assessments by approximately \$25 to \$30 a month. It might be a good idea to make sure that your library cards are up to date; you may need them before this is over.

Depending on how things work out with Comcast, and whether we have any hurricanes this year, we may struggle to simply break even this year. However, we have a \$35,000 surplus carried over from 2010 and another \$50,000 in our contingency reserve. Even if we have an operating deficit for 2011, our Association is in good financial condition and capable of providing the services expected by our residents. The audit of 2010 is almost complete and we will be posting it on our website as soon as we get it from our CPA firm.

Questions and Answers

Q. The HOA is responsible for maintaining my front yard. If the roots from one of the trees damages my water or sewer line, who is responsible for paying for the repairs?

A. The homeowner is responsible for repairs.

The somewhat lengthy answer is in our Declaration of Covenants, Conditions, and Restrictions, recorded with the Palm Beach County Clerk's office, on July 05, 1988, at Book 5726, Pg 992. The referenced "undersigned" was the developer.

(2) The undersigned is conveying to the Association certain items of personal property to be utilized in connection with furnishing utilities to the project to be known as limited common property. This limited common property shall consist of the water and sewer lines going from the point of connection of the same to each Single Family Home to the point of connection of same to the central water distribution and sewage collection lines of Boynton Beach, Florida. These items of personal property shall be administered by the Association for the benefit of the owners of the Single Family Homes. The expense of repair, replacement, cleaning, and maintenance for these lines as well as any roadway, driveway, sidewalk, or lawns directly over these lines for a particular Single Family Home, shall be borne by the owners of the Single Family Home on those lots.

Q. My neighbors have loud parties which often last late into the night. Can the Association make my neighbors be more considerate?

A. Not really. There is nothing in our documents which references noise issues. However, the City of Boynton Beach has 55 and 60 decibel noise limits for residential property. The 55 db level is from 10 PM to 7 AM and the 60 db level is the daytime limit. The decibel measurement is one of "sound pressure" and does not precisely interpret into noise levels. However 55 decibels is normally considered about the level of normal conversation between two people approximately three feet apart. The decibel measurement is made at the edge of owner's property line. If you are inside your house, with your windows closed, and you can still hear your neighbors, they are violating the city noise ordinance. I called the Boynton Beach police department and they told me that they would respond to citizen complaints about noise. If you have noise complaints, call the police (but don't call me). We don't live on five acre estates, our houses are very close together and we need to be considerate of our neighbors. We also need to realize that when we purchased zero lot-line houses we should have expected that we would have some give and take with our neighbors.

Jim Taylor

VERY IMPORTANT - CITRUS GLEN RESIDENT DIRECTORY UPDATE

It's that time of year to update our Citrus Glen Directory.

Please email the information below to
Paulette Martin (photo220@bellsouth.net) or
drop off this slip to the Citrus Glen Clubhouse as soon
as possible so we don't miss updating your residence.

If you have a renter, please provide their information
as well. I apologize for anyone that was not updated
in the last directory so this is your chance
to make it happen NOW!!!

This is what I need:

Address _____

LOT Number _____

Name _____

Wife/partner _____

Telephone Number _____

Email _____

Renter's Name _____

Renter's Telephone Number _____

Paulette Martin Citrus Glen Resident

**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.**

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.

***Come Join Our
Pool Exercise Class
for some fun***

**Monday - Wednesday - Friday
9:00 am to 10:00 am
Contact Inez 732-1253**

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.

Meet your neighbor ...

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JOIN US AT THE NEXT MONTHLY
MEETING AND SEE THE FUN
WE ARE HAVING TOGETHER

DON'T MISS IT!!

TUESDAY
APRIL 26TH



Update from the Documents Committee:

I just wanted to take a moment and update everyone on our progress of the revised Citrus Glen Community Documents. Our approach to this project was to review the Bylaws and get those done first which we have successfully completed. Next up was the covenants. As you know we gathered comments/suggestions from everyone and kept an ongoing document of all submitted. We decided we wanted to make sure that everyone's comments/suggestion was reviewed so we decided to start with those first. At this point my estimate is that we are app. 75% of the way through those. What I mean by that is that we review the comment, then review the document, discuss it amongst the committee and then make changes as applicable. As you can imagine this can be very time consuming. That's Ok, because we had some great feedback and we want to make sure that every comment/suggestion is addressed. Once we complete this part we are then going to review all of the other areas that weren't addressed just in case there is anything we feel as a committee needs to be addressed.

Upon our final review we are going to post it on the web site for 2 weeks for a community review and we will tell you more about that later. We will be asking for your comments, we will review it once again and then submit to legal for a final writing.

When will it be done? Good question! As you can see, this is not an easy task, but yet probably one of the most important undertakings that has occurred since our beautiful community was built. I was originally hoping for the end of April but at this point just know we are meeting on this on a weekly basis until completed. As soon as we see the light at the end of the tunnel we will let everyone know when they can expect to see it on the Citrus Glen Web Site.

If you have any questions, please e-mail Bob Foster at:
Documents@Citrusglen.org.

Muse News on Real Estate!

Activity in our community has really started to increase. More owners are putting their property on the market and more homes are going under contract.

Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price
Currently For Sale	6	\$182,000	\$215,000
	• Average Days on Market 106		
	• The lowest priced properties is a short sale		
Under Contract	5	\$150,000	\$199,900
	• Average Days on Market 127		
	• 4 are short sales		
Sold Past 6 months	3	\$135,000	\$185,000
	• Average Days on Market 147		
	• 1 short sale – 1 bank owned – one property owner		

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.

Board and Working Committees and Activities During 2011

BOARD OF DIRECTORS

Jim Taylor, *President*
Barbara Muse, *Vice President*
Carolyn Hall, *Treasurer*
Alan Neulander, *Secretary*
Bob Moreno, *Director*

Architectural Advisory Committee

Barbara Muse, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

Jim Taylor, *Board Liaison*
Marilyn Kelly, *Chairperson*
Arlene Aslanian
Pris Neulander

Technology

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

Fines Committee

Barbara Muse, *Board Liaison*
Bonnie Valentino, *Chairperson*
Kalil Shalhoub
Mike Kirby
Chris Aramondi
Marilyn Kelly

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Monique Owens
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities

Inez Guglielmo