



Orange Peel

CITRUS GLEN NEWSLETTER

APRIL 2012

President's Message

Hard to believe May is knocking on our Door! Time is flying by and I have been seeing a lot of Spring Cleaning going on. I would like to thank everyone who received their Annual Inspection letter and worked hard making sure the items on the letter were taken care of. I have had the privilege of sitting in on 3 interviews with New Residents moving into our community. The one thing I heard from all 3 families was they chose our community because of how nice it looked. They even mentioned they would have never guessed that the community is 20+ years young. Why is this? Why does our community look so good? The reason our community looks good is because of all of the great homeowners we have that take care of their homes. It's because we do annual inspections and our residents respond by making sure they correct those items that maybe they have overlooked or didn't realize. It's because the Board Members and Management Staff all work together in making sure we maintain our community. The bottom line, our community looks great because of "You"! Without your support and team work of all involved, our community would not look as good as it does. Thank you for your support and for helping all of us to protect our property values and working together in keeping Citrus Glen looking the way it does.

Making good choices: There is a part of being a volunteer that I don't like but it is a part of the position I accepted. Each year we always have a few residents that don't comply with the Annual Inspection list. I understand there are a variety of reasons that have prevented some of the residents from making the necessary corrections on the Annual Inspection Report. I also understand that some people just take the position that "The rules don't apply to me". Soon, those that have not yet made the corrections will be receiving a letter from the Fining Committee. "Please", do not ignore these letters. We want to learn more about what is preventing you from making the corrections. We don't like having to send our residents and fellow neighbors to our Attorney to be handled legally. That just ends up with the lawyers getting rich and upset residents. Here is a "fact" that I have figured out since I have become president; In almost every single case, the cost the resident ends up paying to litigate their case costs more than it does to make the necessary corrections. I sit and scratch my head wondering "Why do these cases end up like they do"? I know in each and every instance that there are "numerous" notices sent out to the resident. I have read previous Fining Committee reports and see where 95% +/- of the time the resident does not even show up for the Fining meeting. When this happens, it leaves us no choice but to proceed with litigation. I am here to tell you we want to STOP this trend. We want to hear from you and work with you to learn more about what the issue is and what we can do together to resolve each and every issue. The only way we can do that is through "communication". Please help us so we can help you.

Hot Off the Press: Soon you will be learning more about "Virtual Security Guard". As you are aware, we have been looking at various ideas of making Citrus Glen a more secure community. While we were looking at the upgrading of our Camera System and the Call Box at the Front Gate (Plan A), we learned about a system called Virtual Security Guard (Plan B). The way to think about Virtual Security Guard is to think about all of the services we would have if we had a live guard in our Guardhouse at the Main Entrance. Here is how the service works: A company called Envera Systems would come in and install a state of the art camera system at the Main Gate along with a New Kiosk to replace the existing Call Box. When a car pulls up to the Guest Gate, they are automatically detected and a live view of the car along with a live view of the driver/guest and the vehicles license plate appear on a screen in the Main Control Center in Sarasota that is staffed by Florida Licensed Guards. The guard will verify the person requesting entrance and let them in if you have called and said you are expecting them or you have gone in through your computer and put them on your guest list. If you forgot to do this or didn't know they were coming, the guard will call you

and let you know have a guest at the gate. If you give them the OK, they will let them in. If you don't or if they cannot get a hold of you, the guest will be turned away. They additionally will not only be capturing all of the information of all Guests, they will also be capturing the vehicle and license plates of all vehicles entering and exiting our community. In the case we have an event in our community, they can provide us with high quality video footage, list of license plates, etc. The same thing will apply to anyone who breaks the gate. These are only some of the things this new system will do. You can learn more by going to their web site: www.EnveraSystems.com.

Citrus Glen would now become a 24 Hour Guarded Community. Not only will our community be more secure, but there is a good chance this will increase property values and maybe even provide you with a cost savings on your homeowners insurance.

The upfront costs are app. the same for Plan A or Plan B. The residents who have been at the Board Meetings have really liked Plan B, Virtual Security Guard. As with having a Security Guard, there is a monthly cost that goes along with it. While it is a fraction of the cost of a live guard, the ongoing monthly cost is "approximately" 50 cents per day per house. This will require a increase in your monthly assessment. Everyone we have talked to feels this is the best 50 cents a day they will spend. In the near future we will be holding a special meeting so that you can attend and learn more about this system. At some point in the near future you will be receiving a Voting Ballot to Vote for this New System.

Other happenings going on: You may have noticed that our Flags have been replaced with New ones and the Lights are now fixed and aimed accordingly. Next time you're out at night, take a look at the flags at the Main Entrance as you are driving down Lawrence Road, it is really a beautiful view. We are in the process of making repairs to various items throughout the community. The rear gate that was damaged on Miner Road was replaced this week and is secure once again. The fencing around the Citrus Glen Drive Pump Station was replaced this week and our next project will be the Executive Drive Pump Station. Tree Trimming- Coming to your front yard soon! Stay tuned, soon you will be seeing the tree trimmers in here trimming the trees. This will be the same company that does our landscaping and cutting and has also done them in previous years. You may see some trees that look naked when they are done but trimming them is what helps to keep them healthy. We have a lot going on as we strive to maintain our beautiful community.

Wildlife Critters: We have had numerous reports of people feeding the ducks, squirrels and other critters. While these animals are cute and it is fun to watch, you are creating a very dangerous situation by feeding them. Additionally, it is illegal and charges can be filed if you are caught feeding these critters. They can become aggressive to humans and pets. They get used to being hand fed by certain people and can accidentally bite people thinking they should be feeding them. The food you are giving them can also be poisonous to other animals like dogs and cats. Please take this seriously and don't feed any wildlife.

New Security Company: In an effort to keep our community a little more secure, you will be seeing a New Security Company in our community that will be replacing the existing one. They will be patrolling the neighborhood looking for people who don't belong here, illegally parked vehicles, garage doors left open, etc. They will be ticketing and towing vehicles as per the documents of our HOA. You may see them out walking the community and they are fully licensed and uniformed Armed Guards. The name of the company is EagleEye Investigation and Protection Agency. We have checked their references and they come highly recommended from multiple different communities. They will be providing us with a list of any issues they find on a daily basis.

Garbage Cans: We have had an issue lately with Garbage Cans & Recycle Bins being left out where they can be seen. Please make sure you place your can out the evening before pickup and retrieve it no later than the end of the day of pickup. Garbage Cans, Recycle Bins, Basketball Hoops, etc. cannot be left in front of your residence. They must be placed behind your fence out of view or in your garage.

That's it for now! Be Safe and have a Happy and Healthy month!

Bob Foster
CGPresident@Comcast.net



JOIN US AT THE NEXT MONTHLY MEETING
DON'T MISS IT!! TUESDAY MAY 29 TH



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.

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

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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

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Citrus Glen Resident

Christina Steiner

(561) 306-4564

CSteiner2011@hotmail.com

Muse News on Real Estate!

National Association of Realtors tells us that prices are increasing slightly in our area. Great News!! Short sales and foreclosures still have a negative impact on pricing. Here's the latest activity in our community. With inventory this low, if you are considering selling, now might be the time to take some action.

# of Properties		Lowest Price	Highest Price
Currently For Sale	3	\$189,000*	\$214,999
		• Average Days on Market 209	

Under Contract	6	\$100,00	\$200,000
		Average Days on Market 92 • 3 are short sales	

Sold Past 6 Months			
List Price	6	\$175,000	\$215,000
Sold Price		\$155,000	\$220,000

• Average Days on Market 116 • 2 short sale

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.

"Are you or someone you know Under the Cloud of an Unmanageable Mortgage?"

I had the pleasure to sit and talk with a Realtor this month who has been listing and selling homes in our community. I was talking to him about some of the distressed properties we have in Citrus Glen. I have talked to a few people who have worked with him and they say he is very knowledgeable in his field. He asked me to share the following information with you: (Please keep in mind that this may not apply to most residents, but if it can help at least one resident, it was worth publishing it)

"A lot has changed since you bought your home. Home values have tanked, unemployment has spiked and we are experiencing one of the best buyers market in recent history.

Millions feel stuck in a home they can't afford to sell because they owe more on their mortgage than the home is worth. And for many, the mortgage payment is no longer manageable, so they are slipping farther and farther behind every month.

At the same time, scam artists are coming up with new schemes to take advantage of homeowners who are down on their luck.

As a Certified Distressed Property Expert (CDPE) my mission is to help homeowners to steer clear of scams and figure out the best option based on their circumstances. The fact is, no one wants to see you foreclose on your home, and more help is available than ever before.

I invite you to contact me for a confidential consultation and a good look at available strategies."

You can contact Dennis Nelson via e-mail at: dnelsongroup@gmail.com or phone at: (561) 202-7151. His web site is: www.TheNelsonRealtyGroup.com.

FREE WEEKLY YOGA-MEDITATION CLASS STARTING WED MAY 2nd From 7 - 9PM at the CLUB HOUSE.

If you don't have a mat bring one or two beach towels.
The purpose of the class is to increase body awareness,
not to make perfect postures.

Yoga can be easily adapted to any body size, shape, and ability level. (it can be done sitting in a chair) Strength and flexibility are wonderful added benefits.
My class will be gentle, meditative, and will include breath work and meditation.

My name is Nitza, and I am not a certified yoga teacher.

It has always being my purpose in life to assist people in making positive changes, grow and heal. In my professional life I have a degree in social work, and have worked as a parenting educator, teacher, drug and alcohol counselor, and a life coach.

*In my personal life I continue to study and practice:
Meditation, Tai-Chi, Chi-Gong, Affirmations, Chakras clearing,
Reiki, and Yoga.*

*Looking forward to seeing you
Namaste (the light of God in me, honors the light of god in you)*

Board and Working Committees and Activities During 2012

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Orange Peel Distribution Team

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

OTHER FUNCTIONS
**Welcome Interview/
Clubhouse Activities**
Inez Guglielmo