



Orange Peel

CITRUS GLEN NEWSLETTER
AUGUST 2006

The President's Message

The latest Board Meeting of the Executive Estates of Boynton Beach Homeowners Association, Inc. (Citrus Glen) was held July 25, 2006. The meeting was well attended and there was great participation from the floor. Once again, please remember that the financial review report for the year 2005 is available. Residents may obtain a copy of the review by contacting our Property Manager, Scott.

The Property Manager reported on the progress of various projects in the community including the repair of the wall on Miner Road. As you may know, that wall was damaged in an accident. An impaired driver lost control of his car and hit the wall.

The president reminded the members present, that the only significant source of funding of the Association is the member's monthly assessment. It seems that sometimes, members may be angry at decisions made by the Board and decide to retaliate by trying to hurt the Association. By taking such action, the expense incurred by the Association filters to all the members, including the person retaliating against the Association. If members want to make sure that their opinion count, please join the Board, a committee or at least attend the meetings.

The Board again asks the members to please cooperate with the home review process done by the Architectural and Engineering Committee. We are all very much aware of the importance of the A&E Committee's annual review. The review results in discovering and reporting to the Board any visible violations on our homes and properties. For the benefit of all residents, we need this procedure to help maintain the standards of the community. Unfortunately, this year, we are realizing an unusual number of complaints regarding the process. Worse, some residents addressed issues that are not related to that review. The receipt of long and tedious letters is labor intensive, time consuming, and costly to process by our Property Manager. I know that some of us have plenty of time on our hands. However, that time may be best utilized by doing something productive

like serving our community or other people in general. When the Property Manager receives one of those letters, he is compelled to reply to it, thereby increasing the cost of the Association operation. Once again, the expense filters down to all the members. To address the complaints and disagreements, the Board requested the Chair of the Fines Committee to reactivate the committee and this time the committee will also serve as a Grievance Committee. If you have a situation and you disagree with the findings of the review, you may appeal and present your case to the Fines & Grievance Committee. We ask you to please minimize the work necessary to resolve differences. If there is a minor finding or one that may be border line, please correct it and avoid the extra expense to the Association. Remember that the expense of the Association is our expense, yours and mine.

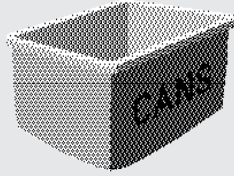
We still notice that guests are parking on the grass. Please inform your guests that they should not park on the grass. We have sprinkler heads in the ground and parking on the grass may break them . . . The replacement and repairs of the sprinkler systems are funded by the monthly fee that we pay to maintain our community. Please help the board to continue to maintain a low monthly fee. Do not park on the grass. Parking at Citrus Glen is limited to the sidewalk side of the street. We hope that there will be no need to tow away cars for parking incorrectly.

Many thanks to Pete and Lucas for their excellent work on the stenciling of community street names. This project will help emergency vehicle operators to find our house after a storm in case of emergency. As you know, the last storms damaged our many street signs.

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*Please show your community your support
attend*
**THE NEXT REGULAR MEETING
OF THE BOARD ON AUGUST 29, 2006**

Trash Information



Monday regular garbage and bulk
Thursday regular garbage and recycle

Vegetation Residents may put out an unlimited quantity of vegetation in lengths not to exceed four feet (4'') in length, and/or four inches (4'') in diameter at the curb for pick up on their scheduled bulk trash day

Citrus News!!

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.



Storm Watch Tips for the Season

When a storm threatens

Inside the home

- Get your key documents - passports, wills, contracts, insurance papers, car titles, deeds, leases and tax information - into a protected, dry place such as a safe deposit box or home safe.
- Monitor the news.
- Set the refrigerator at its coldest setting in anticipation of the power failing.
- Fill the bathtub; it may be your main supply of water.
- Stock heavy duty garbage bags for post-storm home and yard cleanup.
- Check flashlight and radio batteries and have extras on hand.
- Charge rechargeable cellular phones, drills, power screwdrivers, flashlights, lanterns, batteries.
- Make sure you have enough toilet paper to last until you can safely get to the store again.
- If you plan to leave, start packing. Don't wait until landfall to get on the road. Also, make sure that driving away is the best option. The roads will likely be clogged and staying put might be safer.

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.

Information Numbers

Information (Boynton Beach City Hall)	.742-6000
City of Boynton Beach	742-6380
License, Animal	233-1271
Tri-Rail	800-874-7245
License, Contractor	233-5525
License, Occupational (Boynton Beach)	.742-6360
Code Compliance	742-6120
City Hall	742-6000
City Manager's Office	742-6010 Fax # 742-6011
City Hall In The Mall.....	742-6650
City Manager's Office	742-6010
Sheriff's Office, Palm Beach County	688-3000
Legal Aid Society.....	655-8944
Medicaid Customer Service.....	866-495-4295
Social Security	1-800-772-1219
Florida Power & Light.....	697-8000
Bellsouth Telephone.....	780-2355
School Board.....	434-8100
Boynton Beach City Water	375-6300

JUST A NOTE!

As we are in the hurricane season, now is a good time for you to have your loose tiles removed from your roof and dead trees taken away from your property. *These can become flying missiles and cause damage to your neighbor's property.*

Anyone Need A Screen Person
one of our neighbor uses

K&D Screens
968-8727

Ask for William or Delia

Questions to the President



Review Committee Questions??

What happens when I get a letter from the review committee about the work that has to be done and I didn't do it?

Answer: You will get a last notice reminder. Hopefully you will comply after the last notice before you are sent to the Fines Committee.

What if I feel that the letter is not correct and what needs to be done is not needed in my opinion?

Answer: Send an appeal in writing to the Property Manager. You will be notified when you need to present your case to the Fines and Grievance Committee for a final decision.

How long do I have to fix or respond to the letter?

Answer: Each letter has a time limit indicating by when you need to have the job finished.

What happen - I didn't get a letter from the review committee?

Answer: Every resident was sent a letter. If you have not received yours or if you misplaced it, ask the Property Manager for a copy.

What happens when I have work done at home and I have garbage that has to go out before regular garbage day?

Answer: Wait until Sunday evening before you put the bulk garbage out. If you have construction material, you need to contact the City of Boynton Beach Waste Disposal Department and make arrangements for pick-up.

What happens if someone has to park a truck at our house overnight. What to do?

Answer: Trucks are not allowed to park at any house overnight. Violations may lead to a fine or to towing away the truck at the owners expense. If you need to park a truck overnight, please request a permit from the Property Manager or any Board Member. That permit will allow you to park at the overflow parking lot across the clubhouse for a limited period of time.

The President's Message

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Many thanks also to Paulette Martin for providing great pictures for our website. Please visit our website and enjoy the new pictures. Paulette also thanks all the persons that in one way or another contributed to make the community garage sale a great success.

A newly appointed Landscape Committee consists of Audrey Lotridge, Teresa Moreno, and Elaine and Alan Mathews. Should you be experiencing any problems, or have an ongoing situation that requires the attention of this committee, please call one of the committee members directly.

Please visit our website www.citrusglen.org to see the new pictures, for information, forms and important links

Bob

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 and to Bob

Hours at Citrus Glen

(Please be aware that the hours have changed)

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

FOR SALE

1 Babytrend blue single jogging stroller, used once - Asking \$75.00

1 Graco Baby Classic baby stroller great condition - Asking \$70.00

Please call 561 742-1020 Paulette if you know of anyone that might be interested!!!

HERE'S AN INTERESTING ARTICLE!!

WHAT TO DO WHEN NEIGHBOR'S DOG DOES BUSINESS IN YOUR YARD

Question: I'm exasperated with a neighbor who allows his dog to leave its droppings in my yard in front of my mailbox. The one time I "caught" him, I came outside and asked him to pick up after his dog. He didn't even have a bag with him, so I gave him one but I am, continuing to find droppings and want this to stop. What can I do?

Answer: There's a polite way, a *less* polite way, and a legal way to handle this. The latter two have consequences for the owner.

All three have consequences for you. I'd suggest talking to the neighbor one more time, expressing (*with a smile on your face and in your voice*) something along the lines to "Perhaps YOU don't know how unpleasant this is for me or the fact that its against the law, so I'd like to be a little more clear with you. Please pick up after your dog."

If that doesn't work, you might pick up after the dog yourself and leave it neatly alongside his front door. It could make him angry, but will make your point. Finally, there is a "pooper scooper law" in Palm Beach County, as well as in many other counties, which he's breaking. If all else fails, involve your homeowners association or call your local animal care and control division (in Palm Beach County it's (561) 233-1200) and file a claim.

If you can tape or photograph this taking place, the images can be used as evidence. He can be fined up to \$500. As always, try all other measures before taking legal action, since legal action tends to escalate disputes.

Just a note:

Garage Sale Success!

Our Summer Garage Sale was a great success.

Thank you to the 35 residences that participated. My car is happy to be back in the garage & I hope everyone was able to make room for new things as well! A special thank you goes out to all that helped to organize especially Monique & Maria...

Paulette Martin



**PRIOR TO THE ARRIVAL OF THE
STORM NEIGHBORS SHOULD
CHECK ON ONE ANOTHER.
IMMEDIATELY AFTER THE
ALL CLEAR NEIGHBORS SHOULD
AGAIN CHECK ON EACH OTHER
AND PROVIDE ASSISTANCE
IF NEEDED.**

Board and Working Committees and Activities During 2006

BOARD OF DIRECTORS

Roberto Moreno, *President*
George Lottridge, *Vice-President*
Jane Simpson, *Treasurer*
Harry Wagner, *Secretary*
Steve Kauzlick, *Director*

A&E

George Lottridge, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Marilyn Kelly
Tapio Salin
Rick Turner

Landscaping

Bob Moreno, *Board Liaison*
Audrey Lottridge, *Chairlady*
Teresa Moreno
Elaine and Alan Mathews

Safety and Security

Harry Wagner, *Board Liaison*
John Lumley, *Chairman*
Alan Mathews
Bob Ganshorn

Fines

Steve Kauzlick, *Board Liaison*
Bonnie Valentino, *Chairlady*
Kalil (Charlie) Shalhoub
Bettina Miles
Bob Ganshorn
John Lumley

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