



# Orange Peel

CITRUS GLEN NEWSLETTER  
AUGUST 2010

## President's Message

*I apologize for not having a July newsletter. Our publisher was on vacation. As of our last newsletter, matters of general concern included the gulf oil spill and the beginning of the 2010 hurricane season. It now appears that South Florida is not going to be impacted by the oil spill. So that's great news. What was with all the "gloom and doom" articles in the newspaper about the gulf stream bringing the oil here and the inevitable damage to our beaches and wetlands? We've also got about one third of the hurricane season behind us. However, as I write this, there is a tropical depression forming in the Atlantic. Hopefully it won't become a hurricane or at least won't come here. You will know the answer to that question by the time you read this.*

*In the area of HOA politics, I continue to try to find a middle ground as to the appearance of our community. It seems as if there is constant tension between those homeowners who think they do not have any obligation to comply with community standards when altering the appearance of their homes and the other side who either want to cut down all the trees or would prefer that the community look like a military base with all the houses looking the same. All I can say is change is inevitable but hopefully not too much or too fast.*

*The State of the Association. Like most of the other communities in South Florida, we are struggling to live within our means. In the last three years, housing prices have fallen by approximately 40 percent, unemployment has doubled, and most of us have experienced a decline in our income as of result of reduced earnings, lack of income on our fixed investments, or the decline in the value of our investments. The Association is expending increasing amounts of resources in an attempt to keep our delinquent accounts under control. Our legal bills keep increasing due to the increased collection activity and also increased compliance costs. As usual, it appears the attorneys are the only ones benefiting from the problems with the economy and the housing market.*

*However, I think we are in better shape than most of the other communities in the immediate area. As of June 30, 2010, we have a year to date surplus (excess of income over expenses) of \$29,110. The following table quickly summarizes our financial position. The term owner's equity is the amount by which our assets exceed our liabilities or our "net worth." Our primary liability is our reserve for replacement account which is basically money we have set aside for major repairs and replacements of Association property. The CPA firm which reviews our financial statements suggests that we should have owner's equity equal to approximately two months operating expenses or, in our case, about \$60,000. The concern is that if we do not have adequate equity, then we are borrowing from our reserve accounts to finance our current operating expenses and are therefore overstating our reserves. It should also be noted that the Owner's Equity reflects a \$37,634 increase from a deficit of \$8,760 as of 12/31/09 to the \$28,871 positive balance as of June 30, 2010. Most of this is from operations but it does include our moving \$8,000 from our unallocated reserves to owner's equity as of December 31, 2009.*

	6/30/2010	12/31/2009	6/30/2009
Owner's Equity	\$28,871	(\$8,760)	(\$6,232)
Cash net of Accounts Payable	\$346,623	\$316,862	\$319,290
Reserve for Replacements	\$343,170	334,600	328,069

*At the present time, we are making some progress in building up our equity. Some of this is due to the efforts of the Board and the Management Company to control expenses. However, some of it is due to good luck. We're*

*half way through the year and nothing major has gone wrong yet. We have also starting amortizing some of our major expenses such as mulching and tree trimming over twelve months as opposed to expensing these costs in the month incurred. The deferral of these costs has increased our equity by approximately \$6,450 as of June 30, 2010. We also expect our expenses to increase in the second half of the year due to increased legal costs dealing with compliance and collection issues and we also want to mulch again in November. However, we hope to have a surplus of at least \$30,000 at 12/31/2010, which is half our long term goal of \$60,000.*

*Future Projects. One of our projects this fall will be tree replacement. We are a Planned Urban Development which was approved by the city in 1988. Part of the approval process was submitting a landscaping plan. The approved plan reflects many more hardwood trees, primarily live oak trees, than we currently have in the community. Some of this is due to the developer substituting black olive trees for the specified oak trees. We have removed many of the black olive trees either due to the issues with their staining our sidewalks and roofs or as the result of the hurricanes impacting on their shallow roots and brittle limbs. We've also lost a few of the oak trees due to either hurricanes or owners removing them due to issues with roots or concerns over possible damage to their houses in the event of a hurricane. In any event, we have continually been in a dispute with the city as to whether our community has the number of hardwood trees required as per the plan originally approved by the City.*

*We intend to submit a five or ten year plan to the city for bringing Citrus Glen into conformity with the landscaping plans approved in 1988. We hope to plant approximately 20 oak trees this fall and another 20 palm trees. The oak trees will be on Association property but at least some of the palm trees will be planted in individual front yards to replace trees previously lost due to windstorm or disease. At this time, I think our new palm trees will be either foxtails or the Cuban royal palms. However, that is subject to change. If you want a new tree planted in your front yard, please notify the Association, in writing by mail addressed to Scott Straleau, Gulf Stream Management, P.O. Box 24-4225, Boynton Beach, FL 33424-4225. If you have an opinion as to what type of tree you would like, please also let us know what you would like. You need to make this request in writing. Do not call either Scott or me and don't send us any e-mails.*

*Current Issues. As we move into the middle of the year, the biggest challenge for the Association is addressing the homeowner maintenance violations identified by the A&E committee in December. We initially sent out the "30 day" letters in December and then the "45 day" certified letters in June. We are now in the process of sending out "Notices of Intention to Fine" to the homeowners who still have not made the requested repairs or made other arrangements with the Association. Our original list of requested repairs included about 180 homeowners and we are now down to about 25. The new state law, effective July 1, 2010, now allows us to lien and foreclose for unpaid fines levied on the basis of use violations (maintenance repairs).*

*I don't want to fine anyone much less start legal action to lien and foreclosure on someone's home. However, in our last letter we asked anyone who disagreed with the A&E committee to let us know why they disagreed. It has now been over seven months since the homeowners were first notified of the requested maintenance items. I have offered automatic extensions to January 31st to those who were requested to paint their houses. That way they did not have to paint in the summer when it is so hot and seems to rain every day. I agreed to waive the proposed violations for anyone who could show us that they had cleaned their roof or driveway in the last 12 months or painted their house in the last five years. I believe that we, the Association, have tried to be reasonable as to our request that our homeowners maintain their homes in the manner required by our documents (which the homeowners agreed to comply with before acquiring their homes). However, if anyone has a better idea as to how to do this, please let me know.*

*Sincerely,*

*Jim Taylor*

**We express our sympathy to Ray Rogers Family.  
Long time residence Ray Rogers of 190 Temple Drive died on 7/29/10.**

## QUALITY REPAIRS TO YOUR MAILBOX AND FENCE.

*Mailbox repairs done at a predetermined price from \$60 to clean, scrape, and repaint the mailbox and post to a maximum charge of \$178 for a new mailbox and post (painted and with post inset in cement).*

*Replace mailbox only for \$115 or the post only for \$103.*

**We guarantee that your mailbox and fence will be "Haze Gray."**

*Estimates also given for fence repairs at reasonable rates.*

**Juan Palacio**  
**JEP SERVICES, INC**  
6153 Whalton Street  
West Palm Beach, FL 33411  
**561-951-3814**

I live at 190 Citrus Trails Circle. Lawn man who works in our neighborhood cutting the back yards. I have had him for 6 months and he is doing a great job. He cuts the grass every week and is very reasonable and dependable. He replaces bushes if needed and cleans up and takes all the clippings away. The other neighbors who use him are quite pleased with his work.

His company name is A CUTTING HEDGE  
Telephone # is 561-351-9421

He is looking for more work in our neighborhood.

### *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 ...

**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](http://Johnnyunderpressure.com)  
151 Executive Circle - Mobile 561-317-5082  
office 1-888-301-9733

## **"PHOTOGRAPHER"**

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

Mention this ad for special rates

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

## I live at 223 Citrus Trail and have a **DOGWALKING BUSINESS.** **KELLIE ADAMS**

[www.A-Walk-in-the-Park.com](http://www.A-Walk-in-the-Park.com)

Work - 561.742.9965

Cell - 561.313.2010

References available upon request

**LOOKING FOR DEPENDABLE AND AFFORDABLE POOL SERVICE?  
FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED  
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.  
BRIAN MATHEWS OWNER/OPERATOR.  
561-523-3657.**

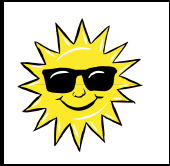
## **For Sale**

**Dade County approved Aluminum Hurricane panels with mounting tracks for a courtyard home.**  
**\$500.00**

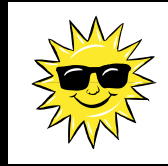
**Call 561-742-3402.**

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](mailto:Bonnievalentino@yahoo.com) or 733-9302.





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



**WE ARE HAVING TOGETHER . . .**

**DON'T MISS IT!! • TUESDAY AUGUST 31ST**

**Head Hurts?**

Most headaches are tension headaches. These headaches tend to happen again and again, especially if you are under stress. They can last from 30 minutes to several days, and these headaches tend to be constant, not throbbing. The pain or pressure is usually felt on both sides of the head. Migraine sufferers usually feel severe pain on one side of the head. Tension headaches are usually less severe, but both types can interfere with your daily activities and affect your quality of life.

If you take pain relievers more than 3 times a week, you may get rebound headaches. They usually start after pain medicine has worn off, which leads you to take another dose. Eventually you could get a headache whenever you stop taking the medicine.

Good posture can help keep your muscles from tensing up. It places minimal strain on your muscles, ligaments, tendons and bones. Good posture supports and protects all parts of your body and allows you to move efficiently. You may need to strengthen your shoulder, back and abdominal muscles, to improve your posture. Improved posture can also help your blood flow and circulation.

Stress and tension cause a constant increase in muscle tone to the neck muscles, especially the upper neck muscles that connect to the head. This creates an upset in the delicate balance of blood flow to and from the brain and scalp. Improve your posture and decrease you headaches.

*When your doctor tells you that you need physical therapy, you want it to be convenient and effective. You want gentle, personalized one-on-one care that gets you the results you want. You want a caring physical therapist with the training, skills, experience, and credentials to get you out of pain and back to function as safely and quickly as possible. The medical professionals at A.I.M. Physical Therapy in Boynton Beach deliver all that and more every day. Your neighbors at 119 Executive Circle, Amy and Neil Trickett are both physical therapists and have owned AIM Physical Therapy here in Boynton Beach for almost 8 years. Let us help you, that's what we love to do.*

**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.**



**PLEASE WATCH OUT FOR YOUR NEIGHBORS**

help prevent crimes by helping and watching out for your property and your neighbors. Be wary of strangers cutting through yards. Look for unusual behavior!

**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
- Monique Owens

**Landscaping**

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

**Technology**

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

**Fines Committee**

- Jim Taylor, *Board Liaison*
- Bonnie Valentino, *Chairperson*
- Kalil Shalhoub
- Mike Kirby
- Chris Aramondi
- Marilyn Kelly

**Orange Peel Distribution Team**

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

**OTHER FUNCTIONS**

- Welcome Interview/  
Clubhouse Activities**
- Inez Guglielmo