



# Orange Peel

## *President's Message*

CITRUS GLEN NEWSLETTER

August 2016

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### **Fun Summer Days**

The heat of summer is upon us all. Hopefully, everyone is enjoying the time off or their vacations with family, if that is the case.

We have recently completed the refinishing of the tennis courts along with having all new nets installed and I think they came out beautiful. We included a new court game called "Pickleball" which is the latest craze for anyone, including people of all ages, to play tennis but don't want to have the running associated with the playing of tennis. You can view how to play the game on YouTube. It is a fun game and not anywhere the amount of running that it takes to play tennis. The court is painted on the west side court and is marked with lighter green lines in the regular tennis lines. We had the benches repainted and repaired and are waiting for their return from the painter. I have attempted to organize play for Monday evenings to play either Pickleball or tennis in either singles or doubles through the "Nextdoor" neighborhood blog for our community and we have had games typically occurring in the evening around 7PM. Should any of our residents be interested in participating, please just come on by on Mondays. If Mondays aren't good for you, just let me know when is good and will try to organize another day. Bring your racquets for tennis and any experienced players for Pickleball are welcome to bring their paddles. I have four paddles that are available for anyone to use. Wear light clothing and don't forget to bring a towel and some water to keep yourselves hydrated.

### **Do your part while enjoying the Community Pool**

I have seen an increase in residents that are enjoying the community pool with their family members and guest. As a reminder to those who are using the facilities, please be sure and follow the rules posted. The pool is open from dawn to dusk, no exceptions. No underage children are permitted to use the pool without adult supervision. No glass containers and no loud music without the use of headphones. It has been reported that some residents have been playing music that is not always appealing to the general population without the use of headphones. Please respect your neighbors and the residents that surround the lake behind the clubhouse as the music may echo off the water.

### **The Clubhouse is getting a Facelift!**

There is plans in the works to have the Clubhouse renovated and updated in August, including freshly painting the interior. Hope this will not interfere with any residents plans for parties or special occasions. The work is expected to be completed in approximately 2 weeks and it's suppose to commence on the 1st of August. We look forward to the new look and use by the residents, as it's your Clubhouse.

Note: We have had some residents complain on why we are performing misc. maintenance tasks like having the Tennis Courts resurfaced. The Board is responsible to maintain all common areas, not just those that are the

most popular. Having a well maintained community is good for all of us. We recently underwent an inspection by our insurance company. The gentleman stated that out of all of the communities he has looked at this year that ours was among the best maintained communities he had seen. A well maintained community is great for our property values. Our community looks the way it does thanks to our great residents and a board that is dedicated to keeping Citrus Glen the beautiful place it is.

### **Sign up to join in on our Community Wide Yard Sale**

There has been a request by Paulette Martin, whom has organized Garage Sales in the community in the past, to have another one, possibly on August 27-28th. She has spent time and effort to find out about permitting the sale, which apparently is no longer required by the City of Boynton Beach. She would like to have anyone interested in participating the event to assist in the purchase of Garage Sale signs to be posted. Her phone number is 561-742-1020. Please contact her directly. I think she said the last sale included 33 houses and the sign cost could be as high as \$3 per household for those that wish to participate. This event will be an "Internal" garage sale and will only be open to other residents in the community or any of their invited guest. We will not be opening the entrance gates for any outside purchasers, as they have disrupted the community with inconsiderate parking and lack of respect for the parking regulations. I was informed that the community previously permitted the outside guest to come and the Board finally had to put a stop to it due to the cost of the repairs to the landscaping and irrigation system and more importantly we had several residents who had articles stolen and there were some shady looking outsiders who were possibly casing out the community. For the safety of all, the Board has not allowed Open Yard sales to occur. We do encourage everyone to join in on this community wide yard sale.

### **Feedback from New Residents**

There has been a number of new residents that have joined the neighborhood and have purchased their first homes. To those residents, we would like to thank you for making Citrus Glen your new home. The majority of the interviews that I have attended, the most common statement I hear for why they purchased in Citrus Glen, was the fact the neighborhood is so well maintained and has excellent curb appeal. I would like to thank our residents and commend you for doing a good job on keeping your properties in good shape.

### **Orange Drive Fence Issue as reported by the City of Boynton Beach**

I know the association does not have the right to enter your rear yards or intrude on your own side yards, but I would like to mention a problem that may become an issue for some. The City of Boynton Beach has notified the property manager that Code compliance is reporting issues for the residents that have properties on Orange Drive where the rear wood fences are not being maintained properly. The City code compliance officer is trying to issue citations for the fences that are not kept up in the rear of those residences that join the community to the south of us. It will be to your advantage if you own one of those properties to get a jump on the issue and address any paint issues or rotten wood fences that are in need of repair or replacement. I don't know specifically what the cost of the citations will be, but I don't think anyone wants to be cited by the City of Boynton Beach.

### **Happy Hour was a Success!**

There was a couple of residents that were generous enough to have a "Happy Hour" event in the Clubhouse and it was a great success. Many of us brought our own refreshments as well as appetizers or dishes for the event. I know "Happy Hour" is not for all the residents, but in the future, I hope to organize another event for all the

new residents and simply have a "Meet and Greet." Hopefully, we can get a chance to meet some of our new neighbors and we can just socialize with all the neighborhood residents. Should you interested in participating in this event, please send me an email to: "President@CITRUSGLEN.ORG" and if we get enough interest we can plan another event.

### **A&E Committee Appointments**

The Board of Directors in response to the vacancy presented by the passing of Richard Heinick and the prior resignation of another member, took the action at the past Board meeting and appointed the following volunteers to the position, along with the remaining three members that were currently serving. The appointment of Andrew Sozzi and Jim Massey were approved by the Board at the July 2016 Board Meeting. Both gentlemen moved to the community in the past 2 years and have been actively attending the Board meetings and have a sincere interest in the betterment of the neighborhood. I applaud their service and look forward to working with them in the future. The committee is now comprised of the following residents: Michelle Urban, Joe Eichenlaub, Tapio Salin, Andrew Sozzi and Jim Massey. These will be the members and neighbors who are participating in the approval for all A&E Applications for projects like outdoor painting, roof replacement, exterior design changes, annual inspections, etc. The A&E Committee members fill a very important role in an HOA and we are lucky to have these residents serving their community. Thank you to all who are serving their community!

### **Recent Hydraulic Spill on Citrus Trail**

There was a recent incident that occurred on July 28<sup>th</sup> on Citrus Trail with the leaking of a hydraulic line on the sanitation truck from the City of Boynton Beach. The City officials and a designated cleanup crew came out immediately cleaned up and diluted the hydraulic fluid and had a street sweeper disperse it on the asphalt. The process left a residue that was tracked into some of the driveways of the homeowners leaving tire marks. While these marks can most likely be easily cleaned with a detergent cleaning and rinsing, The City of Boynton Beach is ultimately responsible for any damages that will result from the incident and have a special risk management specialist that met with myself on the day after the incident and has provided an explanation of the process. His name is Tim McPherson, and he stated that any homeowner who wants to contact him, he is willing to discuss and review any damages that they experience. The residents on Executive Circle experienced the same incident approximately 4 months ago and there was no damage to the street or permanent marking of the driveways. The residual dust that remains on the street in the interim will eventually wash off with rain as it did in the past on Executive Circle. I am going to have an outside expert come and evaluate Citrus Trail to determine if there is any necessary action that the Board and it's representative needs to follow up on. The City representative stated that the normal practice in these type of incidents is for them to monitor the streets and inspect them on a scheduled interval. I am confident that the dust and the marks on the driveways will disappear in time. It has been a regretful situation that any of the homeowners should have to experience, but accidents happen and we should be thankful that nothing more serious happened. The Board will continue to monitor the situation as well.

### **Summer Time Mischief**

We continue to have a group of teenagers from the community to the south of us scaling the fence at the end of Citrus Avenue and over the rear gate area. These are friends of other teenagers in the community that think it's too far to walk around the outside perimeter to come visit their friends. They have been approached and warned that they or their parents will ultimately be responsible for any damages that should result in the destruction of

the walls or damage to the landscaping, and it has apparently gone upon deaf ears. I would like to have the parents of any teenagers that live in Citrus Glen that know of any visiting friends to please have a conversation with your children and explain the consequences of their friends actions. The community cannot do anything about the visitors as they are invited guest and not trespassers but the parents can be held accountable for any destruction of property and any violation of governing documents. As per section 17.3 of our governing documents, it states in short that if the association has to engage the services of legal counsel that the resident is responsible for those costs. Hopefully these parents will encourage their children and friends to enter and exit the community the proper way as to avoid these costs in the future.

### **It's that time of year, are you prepared for the 2016 Hurricane Season?**

Just a reminder, that every year from June 1st to December 1st, is Hurricane season. Residents should be prepared and plan for these events, even if they don't ever occur. In South Florida, we never know when a severe storm can suddenly appear on the radar and we lose power or have issues regarding the drinking water. The property manager is trained and receives notices from the Water Management district regarding the possibility of flooding and how and when to open the water gates. It is unlawful to do so unless instructed by the local authorities. Please be advised that we are on top of any of these issues. Still, it is your responsibility to provide for your safety and any supplies you will need to sustain the problems that are associated with the storm in the interim. In addition to the Hurricane Information on the Citrusglen.org web site, there are brochures and other materials readily available at local grocery stores and home improvement stores. Please take the time to review them. I am a lifelong resident of Florida and have been through over a dozen hurricanes. I still take the time to review the news reports regarding storm preparation and read the readiness advisory pamphlets that are published just to refresh my mind with the items I will need to prepare prior to the storms hitting. Please do the same for your own safety.

### **In Memory**

We have experienced the loss of some of our neighbors in the past year, but none more devastating than Richard Heinick. Richard was an original builder purchaser and was one of the few individuals that from the start stepped up the plate to volunteer for community service. He headed the A&E Committee for as long as anyone can remember. He is missed and we are sorry to hear of his sudden passing. The Board members and neighbors all would like to express our sympathy to his family and friends. We were blessed to have him serve and volunteer for all the time he did. I have been told that when his family returns they may have a service for him at St. Matthews Catholic Church, but the date and time is not available at this time. I will broadcast an email when we get a confirmation for the date.

Please have a safe and enjoyable summer.

Sincerely,

Jill Connolly

HOA President

Citrus Glen

[President@Citrusglen.org](mailto:President@Citrusglen.org)

**Neighborhood Real Estate Watch ~ by Judy**  
**“Citrus Glen Real Estate Activity”**

As reported in MLS as of August 1, 2016

**3 Properties For Sale in Our Community**

List Price \$289,000 – 3Br/2Bath  
List Price Reduced \$306,000 – 3Br/2Bath  
List Price Reduced \$399,900 - 3Br/3Bath/Pool

**2 Properties in Contract:**

List Price \$299,900 – 3Br/3Bath/Pool  
List Price \$314,500 – 3Br/2Bath/Pool

**10 Homes Sold in the Past 6 Months through MLS:**

Sold July 7 for \$292,000 – 3Br/2Bath (orig. list \$299,000)  
Sold July 5 for \$312,500 – 3Br/3Bath/Pool (orig. list \$310,000)  
Sold July 1 for \$280,600 – 3Br/2Bath (orig. list \$284,900)  
Sold June 16 for \$295,000 – 3Br/2Bath (orig. list \$303,500)  
Sold June 3 for \$235,000 – 2Br/2Bath (org. list \$249,888)  
Sold May 6 for \$250,000 - 4Br/2Bath (orig. list \$279,500)  
Sold April 15 for \$300,000 - 3Br/2Bath/Pool (orig. list \$315,000)  
Sold March 15 for \$300,000 - 3Br/2Bath/Pool (orig. list \$299,999)  
Sold February 12 for \$327,500 - 3Br/2Bath/Pool (orig. list \$329,000)  
Bank Owned Sold February 3 for \$181,125 - 3Br/2Bath (orig. list \$219,900)

*Summer's Dream Real Estate llc*

**Judy Angelovich, Broker,  
Realtor, Citrus Glen Resident**

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Scott Straleau, L.C.A.M.

561-733-5550

**Web Site: [www.Citrusglen.org](http://www.Citrusglen.org)**



**August 27th & 28th from 9:00am-1:00pm**

**9 Tips for a Safe & Successful Yard Sale**

- 1) Set up your tables and be ready at least 15-30 minutes before the time the yard sale begins.
- 2) Have money on hand to make change. You should have at least 10- \$1 bills, 2- \$5 bills, 2- \$10 bills, 2-\$20 bills and don't forget the pennies, nickels, dimes and quarters. Watch out for any counterfeit money. Don't accept any large bills unless you are willing to take a chance on them being counterfeit. Keep your money in a secure spot. Place extra money inside your "locked" house.
- 3) Put price tags on everything so people aren't left guessing. This will increase your sales and hopefully profits.
- 4) Organize your items so people can easily get to them. Be sure to check the drawers of items you are selling for any valuables that may be inside.
- 5) Price your items fair and don't be attached to any of your items. It's better to sell them than to let them sit unused for the next 10 years!
- 6) Clean up items that can be cleaned up. This will help bring in extra dollars.
- 7) People will try to talk you down. Don't take it personally. For a lot of people, the negotiating part is fun for them!
- 8) You need eyes in the back of your head at a yard sale. Watch out for people sneaking around and trying to steal stuff when you aren't looking.
- 9) Lock your house while you are outside so nobody sneaks in while you're not looking.

**Enjoy & Have Fun! This is a great way to meet your neighbors!!**