



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
AUGUST 2014

"Welcome to Sunny Florida – Is it warm enough for you?"

Summer is here: I have lived in Florida for 42 years now. Each year everyone says that it is the hottest summer we have ever had. Well, I don't know if it's because I'm getting older or my blood has just gotten to thin, but I have to finally agree, it is hot out there! I'm sure most of you have figured that out and we all need to take this heat seriously. Make sure you're keeping yourself hydrated and if you start feeling bad while being outside, stop for a while and go into the air conditioning and rest for a little bit. Watch out for your pets also. Keep them watered and maybe take them for their walks during the cooler hours or shorten the distance you are walking them. Watch out for signs that they are overheated. If they are panting heavy they need to be in where it is cool and they have water.

Speaking of pets, for a while we all saw the "Missing Cat" signs hanging all throughout the community. The owner contacted me and let me know that with the help of another neighbor on the opposite side of the community, they got their cat back. Their kids were elated and the pet is back in the arms of its owner. They wanted to thank everyone who kept an eye out for their missing pet.

Down to business: "VERY IMPORTANT" Good news, the drainage line cleaning and inspections are completed. Bad news, the drainage line cleaning and inspections are completed! Like I mentioned in past newsletters, our "Metal" drainage lines have been in the ground for app. 26 years. With the Florida soil doing what it does, the end result is that we have a large project on our hands. The good news is that the pipes at this point can be "lined" vs. having to trench and replace. Lining our pipes is a way less costly solution than replacing them. For those of you with a computer, here is a link to a You Tube video that shows the process called CIPP which stands for "Cured in Place Piping". The estimated life once completed is 50 - 100 or more years. Here is the link: https://www.youtube.com/watch?v=BHY_QIE0Yzg.

This is a project that will need to be completed over the upcoming years. We are in the process of obtaining bids for this project and meeting with engineers. We are also determining the best way to pay for the project. We have had one bid thus far. Since we are obtaining other bids I do not want to disclose the pricing at this point.

If you remember, several months ago I talked about the advantages of living in an HOA. One of those advantages is that there are 195 homes to divide the costs over. At this point we are "not" planning on doing a onetime assessment for these repairs as I understand the impact this can have on finances. We are going to have to start a Reserve Fund for this project starting in the 2015 budget. There are many factors that come into play with a project of this size. Let me discuss some of them and also know we will be having a Community Meeting at some point in the future to review the project, the bids, the time frame for repairs and most importantly for all of us, the cost to each homeowner. At this meeting we will show you a *layout of these pipes in the community and show some videos that shows the insides of these pipes. *- The layout is important for you to see so you understand the importance of this project. Some of the pipes go through yards, may be under pools, close to houses, etc. When one of these pipes fail, it causes the ground to collapse and then the only solution is trenching and replacing the pipe. Additionally, severe flooding could occur. Depending on where the pipe is, we could end up having to rebuild a pool or even a part of a house or a roadway.

Here are some of the issues with this project that we are dealing with: Prices are what they are today and they are going to change over the years making it hard to put a final number on the project, there will be additional cost throughout the project for cleaning and inspecting as the years go on once again making it hard to put a final number on the project, we have to try and determine how many years we can spread this project over safely as we want to keep the monthly impact to your monthly assessments as low as possible but still get the project completed before there are failures, paying for the project- we are going to be talking to our bank to see what options, if any, that we have there. If we could find a way to complete the project all at one time, we would obtain better pricing. The only way to do this is with bank financing but it's possible the interest costs could exceed what the cost difference is in doing the project over several years.

These are just some of the obstacles we are working with and plan on coming up with the best solution that we possibly can. This is a maintenance item that we (Association) are responsible for taking care of so there will not be a need for a vote. It's not an option to repair or not to repair, it has to be done. To give you some "rough" predictions based on what is known today, it is possible your monthly assessment increase for 2015 could be anywhere between \$60 - \$85. The good news is that this will only be for a certain amount of years and once the project is fully funded, that reserve will be minimized down to a cost to allow for periodic cleanings. Disclaimer: This is only an "estimated" price. We cannot provide you with a final price until all of the bids are in, the time line for the project is determined and the best method

for paying for the project is determined.

We will keep you posted as we learn more. I know this is a lot of money for some people and that is why we are doing everything we can to keep the impact to each resident to a minimum but still get this very important project completed. The good news is that when this project is completed, this will then become a selling feature if you decide to sell your house and you would most likely recover your investment by the amount of extra money your home will be worth.

Some people have asked why are we just now worrying about this? I could give you a multitude of reasons, I could point the fingers in many directions but at the end of the day it doesn't matter. We have to look forward and not waste our time looking backwards. We know about the issue now so we have to do something about it.

Let me share a funny story- I was an Electrical Foreman on a project of a multi-million dollar home. The owner was a wicked man who had already had 6 Foreman's thrown off of the job. Him and his wife went out Paddle Fan shopping and brought this expensive light kit to the job site and told me to stop what my crew was doing and hang it "right now". I let him know that was not possible but I would put it somewhere safe and we would hang it by days end. Later that day I sent a helper to hang the light kit and he came up to me with the plastic bag this light kit was in. This light kit used to fill the bag and when we opened it, there was just a pile of broken glass at the bottom. Of course being the foreman I was the one that had to tell the homeowner. Naturally, as predicted, he started screaming at me for a good five minutes. Called me every name in the book, wanted me fired, etc. After he was done I opened the bag again, looked inside and told him to look inside the bag and note, the fixture was still broken. All the screaming in the world wasn't going to fix this problem. Bottom line the store gave him a new one at no cost. Why am I telling you this, because we are kind of in the same boat. We can scream and holler all we want, we can point fingers all we want, we can blame people all we want but at the end of the day we will still have the problem!

Some people may call for my ousting as President because of this but keep in mind, no matter who replaces me or even the entire board, it is the responsibility of the board to maintain this community and the project would still have to be completed. I believe that our board has proven itself as I feel the community has never looked as good as it does today. It is our intentions to continue to take care of the community like we have in the past. The good news is that through our diligence in maintaining the community we found out about this problem. Now it will be the fortitude by the board and property manager that will get this project completed.

Update on "Why do we live here": If you remember in the last newsletter I asked you to share, "Why do you live here". I received back a variety of letters and to my surprise they were all very positive and some good suggestions were had. Here is some of the feedback I received:

"I live at Citrus Glen because it is a safe and beautiful neighborhood. I moved in in 2001. I am particularly happy about the recent changes: the new gate system, the roads and the plantings at the entrance."

"I have lived in Citrus Glen for 14 years and just LOVE it. It is the most fabulous community that I have ever lived in from Miami to Boca and now Boynton. I love the fact that our community continues to get more beautiful and it certainly helps that we have a board and president that really care about where they live making it a place I love to call home!"

Why do we live in Citrus Glen? Because we love it here. When we were looking for a home, we fell in love with our house and the neighborhood....it is always so pretty and well kept...and still is. I feel safe here and have wonderful neighbors. The board does a wonderful job of keeping the development looking very good and looking out for everyone. We have been here for five years and are still happy to come home to a place that is always beautiful.

These are just a few of the ones I received but I would to thank everyone that responded. Overall, it appears that people enjoy living in Citrus Glen, feel safe and like how well kept the community is. Some people would like to see a New Gym and that is on the radar but as you see above, we have our hands full at this point.

Updates on what's happening in Citrus Glen: Tree Trimming- Completed! They did a beautiful job!!! **Drainage System Inspection-** Completed! As described above, repairs are needed and bids are being sought. **Damaged Fence at Tennis Courts-** Completed! JEP, our maintenance contractor did a great job. **Miner Road Lake-** Damage to shoreline and rotted retaining wall- The contract was signed to remove the wall, fill in the shoreline and plant sod. Should be completed in the next 30 days. The City would not take ownership of this issue and they felt the wall was not theirs, we have no reason for it to be there so that lead us to believe it is not needed so we are removing it. **Entrance Gates-** As I am sure you noticed there were some gate issues this month. The gatehouse took a direct lightning hit and it burned out a variety of electronics. When I say "burned" out, I mean "burned". The ends of cables were black along with the backs of several electronic boxes. We worked diligently with the Gate Company & Envera and everything is now up and operational.

Thank you for your ongoing support and help in keeping our community the great community it is,

Bob Foster CGPresident@Comcast.net

(Please read the back page if you are considering selling or leasing your home)

INTERESTED IN PLACING AN AD IN THE ORANGE PEEL?

Contact Bonnie at 561-733-9302 or e-mail: bonnievalentino@yahoo.com for rates and availability.

Attention: Residents, Families and Friends of the Citrus Glen Community!

EXPERIENCE IS NOT EXPENSIVE, IT'S PRICELESS!



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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

JOIN US AT THE NEXT MONTHLY MEETING



**DON'T MISS IT!!
TUESDAY AUGUST 26TH**



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.

Are you Selling or Leasing your home, it's IMPORTANT you read this!

As per our documents: If you are selling or leasing your home, you "must" provide the Board of Directors with at least 30 days notice. Lately, people have been coming to us at the last minute expecting us to make their closing or lease happen in 7 days. Then when it doesn't happen, they get mad at us.

The minute you have a proposed purchaser or perspective tenant, you need to complete the *Resale/Lease Application and New Resident Information Kit* which can be found on the web site at www.Citrusglen.org under "Documents and Samples" or you can obtain it from the office at the Clubhouse. Once completed, turn it into the office at the Clubhouse ASAP. Even if the office is closed, place it through the Mail Slot in the office door. Call 561-742-9604 and leave a message stating that you have dropped off an application. Scott will verify receipt of it on his next visit here which is Tuesdays and Thursdays between 9:00am and 11:00am. **"Nothing"** will happen until a complete kit is received, fully filled out and payment in full has been made. At that point, the clock starts for your 30 day notice.

Once the Interview has been completed and the background checks have been received back from the company that performs this service for us, the Board has 15 days to approve or disapprove your application. (FYI- There have been certain cases that the proposed tenant and/or purchaser has been declined.) In all, that provides up to 45 days for this process to occur. If 30 days has gone by and you have not received a call to schedule an interview, contact us and follow up on your application.

Leasing: Remember, if you change tenants you must go through the application process to obtain approval for your new tenants and they must be interviewed and approved. Anyone who does not comply with this part of our documents, will automatically be to sent to our legal counsel to be handled accordingly. As per our documents, anytime we have to engage legal counsel to enforce any part of the documents you may be liable for all expenses incurred.

You can only lease your residence once a year. There is no renting of rooms. You must be a resident of Citrus Glen for One Year before you are eligible to rent your residence. From our documents: *Any lease entered into without approval may, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee with five (5) days notice without securing consent to such eviction from the Owner.*

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending August 14, 2014

Two Properties For Sale in Our Community

List Price Reduced \$249,900 – 3Br/2Bath/Pool

List Price \$260,000 – 3Br/2Bath

Three Properties Under Contract:

List Price \$250,000 – 3Br/2Bath

List Price \$250,000 – 3Br/2Bath/Pool

List Price \$295,000 – 3Br/3Bath/Pool

Ten Homes Sold in the Past 6 Months through MLS:

Sold August 13 for \$240,000 – 3Br/2Bath (orig. list \$250,000)

Sold August 12 for \$249,900 – 3Br/2Bath/Pool (orig. list \$249,900)

Sold June 30 for \$237,500 – 3Br/2Bath/Pool (orig. list \$250,000)

Sold June 13 for \$232,500 – 3Br/3Bath/Pool (orig. list \$245,000)

Sold June 9 for \$250,000 – 3Br/2Bath (orig. list \$270,000)

Sold June 5 for \$240,000 – 3Br/2Bath (orig. list \$289,000)

Sold May 22 for \$285,000 – 4Br/3.5Bath/Pool (orig. list \$285,000)

Sold May 2 for \$246,200 – 3Br/3Bath/Pool (orig. list \$269,900)

Sold March 21 for \$230,000 – 3Br/2Bath (orig. list \$235,000)

Sold February 27 for \$249,900 – 3Br/2Bath/Pool (orig. list \$249,900)

~ Thinking of buying or selling? ~

~ Call me with any Real Estate questions you may have. ~

Judy Angelovich, Realtor & Citrus Glen Resident

Associate Broker,

Coldwell Banker Residential Real Estate

JmaRealEstate@aol.com

(954) 789-9099

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www.CitrusGlen.org