



# Orange Peel

CITRUS GLEN NEWSLETTER

AUGUST 2013

## President's Message

### *"Time for the Air Conditioning – August is here!"*

*August is here!* All of the years I have lived in Florida people always say August is the hottest month of the year. It may be a good time to have your air conditioning contractor come out and do a preventative maintenance check on your A/C system. I always try to have mine checked out once a year instead of waiting until it breaks and then have to sit in a hot house for a few days. Have you changed your filter lately? A dirty filter can not only cause a strain on your system, it can also cause a strain on your wallet when your electric bill arrives. A clean filter actually pays for itself by the money saved in repairs and in your electric bill. Stay cool and have a Great Summer!

**Clubhouse and Gatehouse Update:** Good news, both the Clubhouse and Gatehouse have taken on a new fresh look. Both have received a New Roof, Fresh Coat of Paint, Pool Deck and Sidewalks/Ramps have been painted and New Lighting has been installed. Both buildings have officially entered the 21st century in appearance. Maybe next year we will look at redoing the inside of the Clubhouse. We have also installed a New Life Ring, Rope and Storage Cabinet instead of the old frail rope and ring that was hanging on the fence. This is to be used in "Emergency Events" only. If someone was drowning and you could not jump in and save them, simply open the cabinet and toss them the Life Ring and pull them to safety. On another note, please be sure when you are done at the pool to close the umbrellas at the tables so they don't blow away in a strong wind and get damaged. These facilities belong to all of us so please take the same pride and care as you do with your own home when using the Clubhouse and its facilities.

**How to contact the Association Electronically:** "Anytime" you have a question, a need to request work be completed or if you should have a complaint, go to [www.Citrusglen.org](http://www.Citrusglen.org), click on the "Contact Us" tab and complete the form at the bottom of the page and click "Submit" when finished. By doing so, this will assure you will receive a reply to your request and it will be handled accordingly. I have heard several complaints that Scott does not respond to them when they e-mail him directly. We have to remember, we are contracted with Scott for a certain amount of hours each week and then he is off to his next community. Even though Scott often goes above and beyond the hours he is contracted for, he can only do so much in the given time frame. Scott receives hundreds of e-mails a day from all of his various communities and naturally cannot spend all day replying back to each and every one. As President, rest assured, he responds promptly to my communications. While for the most part, he does read all of your e-mails and works on them, rarely does he respond to them as time does not allow such.

Therefore, if you will use the form on the "Contact Us" page of the web site which is monitored and handled internally, you will always receive a response. Otherwise, if you need to talk to Scott, he is here on Tuesdays and Thursdays from 9:00am to 11:00am. On those days he meets with residents, reviews the property, takes care of on-site business issues, meets with myself to review various items from replacing a bush to discussing legal issues, etc. He stays very busy during the 2 hours he is here but will take the time to meet with you if you need him.

Please keep in mind, this procedure applies to those of you that want to discuss/request items "electronically". As far as dropping off A&E Forms, payments, notes at the office, etc., nothing changes.

**Tree Trimming:** I know there are still houses that have not had their Palm Trees trimmed yet. For the most part, the problem has been weather related. Our contractor did have an equipment breakdown that also delayed him but providing the weather cooperates, we should see the tree trimming starting to wrap up in the next few weeks. Once it is done, I will go through and inspect all of the "Palm Trees" and make sure all were trimmed.

**Next up, Sidewalks!:** Once the tree trimming is completed we will be moving into the sidewalk repair phase of 2013. Any affected areas will be barricaded off during construction. Any sections that are replaced will look different than existing sections due to the fact they will be freshly poured concrete. There will be a few homes that will not be able to use their driveways while the sidewalk in front of their driveway cures. We will work with each of those homeowners and provide advance notice of when construction will begin. For the most part, it will be a painless project to those of us that live here. This is just part of our ongoing effort to make Citrus Glen a safe and well maintained community.

**What's next?:** The next project will require the assistance of "every resident" in Citrus Glen, the Resealing of the Roads. We will also be restriping and installing new road reflectors. You will all be receiving more information on this as we get closer to doing this project which we are hoping to begin sometime in August/September. This project requires roadways to be shutdown, some to be partially shutdown, cars to be parked in front yards, etc. If you drive through the wet sealer you will be responsible for 100% of the costs associated with the repair and the clean up. The good news is that it will be well marked and there will be no reason for this to happen. We will just need your patience for a few weeks and then we will be good for app. 5-7 more years.

People ask, why do we reseal the roads? We do it to preserve the structure of our roadways so we don't have to repave them any earlier than necessary. All 3 companies that bid the project were in agreement that our roadways are in good shape and they could tell we had done a great job maintaining them over the years. Good Maintenance puts money in all of our pockets! Instead of spending app. \$200,000 to repave, we are able to spend app. \$32,000 to reseal.

**Please make sure while there is construction going on to please be aware of the workers who are performing this work. We don't want anyone getting hurt at any time.**

**Survey:** I have had some requests lately to modernize our 20+ year old Gym at the Clubhouse. I would like to get a feel for how many people use the Gym, are you happy with what's there today, how often do you use it, etc. Please complete the survey on the back page and turn it into the Clubhouse by sticking it through the mail slot in the office door at your convenience. If you don't want to complete the survey, please at least let us know via the form on the "Contact Us" page on the web site what your thoughts are. This is "your" community and we want your feedback.

**Hurricane Season:** I have been giving some tips each month for Hurricane Preparedness. I have also built a page on our Citrus Glen Web Site to assist you with this. Hopefully by now everyone has done their research, reviewed the web site and you have your supplies in place. Hopefully we won't need them, but if we do, I hope that our residents have made the necessary preparations. I have had some good feedback from residents who weren't aware of Flood Insurance, people who did not realize certain grocery stores had back-up power in the event of a power outage, etc. I hope you have found the information I have provided to have been of some help. Please let us know if we can answer any questions for you regarding this subject.

*Disclaimer: Do not depend only on the information provided in this or any future newsletter. It is up to each individual person to obtain the necessary information and supplies they feel they need to weather a storm. The information provided is simply to assist you with some basic ideas for preparing for a storm.*

**Are you in need of Gutters?:** We had New Gutters installed on the Clubhouse due to the old ones were not usable after the removal of the old roof and the way they were originally installed. The New Gutters look beautiful and the company who installed them did a great job and at a fantastic price. One of our board members also used them afterwards to have gutters installed on their residence and had the same great experience and found their price to be incredibly reasonable. FYI- Properly installed gutters can help to prevent flooding into your house, washing out of mulch beds, etc. The name of the company is Crown Seamless Gutters. In addition to seamless gutters, they are also one of only a few that provide seamless "downspouts". They can bend and form the downspouts all in one piece as long as it does not exceed a certain length. Their phone number is: (800) 803-5404 and ask for Helene. You can look at the gutters on the Clubhouse to see the quality of their work.

*Disclaimer: This is not an endorsement of any provider by the Association. We are just simply sharing an experience from a particular provider. We encourage you to please verify licensing and insurance coverage and other references before you contract with any provider to perform work for you. The recommendations do not imply a guarantee of any kind.*

**Loss of a Citrus Glen Resident:** It deeply saddens me to announce, Regina Heinick, loving wife of Richard Heinick, (Chairman of our A&E Committee for many years) passed away suddenly on July 24, 2013. Regina was 81 years old and known by many here in Citrus Glen. They were one of the first residents here in Citrus Glen moving into their new home in 1989. I know anytime I went over to their home I always left with something in my hand like a homemade pie, peanut butter cookies or something else that I shouldn't be eating but it was just too good to turn down. As you can tell, Regina loved to cook. She also loved her church where she was a Eucharistic Minister and Lecturer. Most importantly, it was her husband Rich she loved the most. While she may be gone in person, she will remain in the memories and hearts of many folks here in Citrus Glen.

Until next month, be safe, stay cool, appreciate each and every day and keep on being a Good Neighbor!

*Bob Foster* CGPresident@Comcast.net

# INTERESTED IN PLACING AN AD IN THE ORANGE PEEL?

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



**Attention - Residents - Families and Friends  
of the Citrus Glen Community!**

**The Real Estate Market is Changing for the Better!**

**Have you been thinking about  
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Direct: (561) 202-7151  
[DNelsonGroup@gmail.com](mailto:DNelsonGroup@gmail.com)  
Fax: (561) 433-2140



**Rates starting at \$40.00 per month for Residents**

**561-351-9421**

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Email: [info@acuttinghedge.com](mailto:info@acuttinghedge.com)  
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**JOIN US AT THE NEXT  
MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY AUGUST 27TH**



**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](mailto: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 them take care of ...**

**Call My Driver  
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561-889-6009**

**RESIDENT OF CITRUS GLEN  
HAVE BUYERS NEED HOMES TO SELL**

# CLUBHOUSE GYM SURVEY

(Note: This does not constitute a vote, this is just simply a survey).  
This is "your" community. Please take the time to provide us with your feedback.

Do you use the Gym at the Clubhouse? Yes: \_\_\_\_\_, No: \_\_\_\_\_

If yes, how often do you use it: \_\_\_\_\_  
(How many times a day, week, month?)

If no, would you use it if the equipment was more modern?  
Yes: \_\_\_\_\_, No: \_\_\_\_\_

Are you happy with the way the Gym as is without making any changes?  
Yes: \_\_\_\_\_, No: \_\_\_\_\_

Would having a Flat Screen Television on the Wall in the Gym make you  
use the Gym more to help you pass the time while working out?  
Yes: \_\_\_\_\_, No: \_\_\_\_\_

Please provide any additional comments: (Thoughts, what type of equipment  
you would like to see added/removed, etc. Please use another sheet of paper if  
you need more room)

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## Neighborhood Real Estate Watch ~ by Judy

### "Citrus Glen Real Estate Activity"

As reported in MLS month-ending July 31, 2013

#### Four Properties For Sale in Our Community

List Price \$189,000 – 2BR/2Bath/1- Car Garage

List Price \$234,000 - 3BR/2Bath/2- Car Garage

List Price \$240,000 – 3BR/3Bath/2- Car Garage/Pool

List Price \$289,000 – 3BR/2Bath/2- Car Garage

#### Two Properties under Contract

Short Sale: List Price \$190,000 – 3BR/2Bath/2- Car Garage

Short Sale: List Price \$220,000 – 3BR/2Bath/2- Car Garage

#### Four Homes Sold in the Past 6 Months through MLS:

Sold June 12, 2013 for \$200,000 – (Bank Owned) 3BR/2Bath/2- Car Garage

Sold May 3, 2013 for \$225,000 – 4BR/2Bath/2- Car Garage

Sold April 2, 2013 for \$222,500 – 3BR/2Bath/Pool/2- Car Garage

Sold March 11, 2013 for \$226,000 – 3BR/3Bath/Pool/2- Car Garage

~ 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

~ 15 Years Experience Working with Buyers & Sellers ~

## Board and Working Committees and Activities During 2013

### BOARD OF DIRECTORS

Bob Foster, *President*

Ron Clare, *Vice President*

Barbara Villeda, *Treasurer*

Chris Aromandi, *Secretary*

Steve Carl, *Director*

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Mike Kirby

Bob Moreno

### Interview Committee

Inez Guglielmo, *Chairperson*

Carolyn Hall

Bob Moreno

### Gatekeeper

Bob Moreno

### Orange Peel Distribution Team

Inez Guglielmo, *Team leader*

Elizabeth Meramo

Monique Owens

Harry Eichenlaub

Amanda Guglielmo

Teresa Moreno

### Clubhouse Activities/Rental

Inez Guglielmo

### Citrus Glen Web Site:

[www.CitrusGlen.org](http://www.CitrusGlen.org)