



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
APRIL 2014

"Better late than never, April's Newsletter is here!"

New Upgrade for Envera - Soon you will be receiving an e-mail from Envera regarding their New Web Portal. Note: For those of you who don't use a computer, this does not affect you and you will continue to use the Envera Gate System by phone like normal. For those of you who do use their computer to add guests and use the Envera Web Portal, you will soon see a New Look to it. Additionally, if you have an e-mail address attached to your account, you will be receiving an e-mail that will let you start using the New Site so you can get a feel for it. Please keep in mind, when you make changes on either the old site or the new site, they will become effective as soon as you save them.

I have had a chance to use the New Web Portal and they have made some significant changes to help make it easier to maneuver through the site, add guests, add family members, etc. Probably the best enhancement has been to their instruction set and the addition of a training video. Keep an eye out for an e-mail from Envera if you haven't received it already.

For those of us who use Smartphones, I am told they are in the process of developing an app for both iPhone and Android users. Stay tuned!

If you have any questions about the New Web Portal, please contact Envera at Help@Enverasystems.com.

Underground Drainage System- If you don't read any other part of this newsletter, please read this as it will affect everyone at some point. Soon, you will be seeing and hearing some large vacuum trucks inside our community working on the underground drainage system. App. 26 years ago when they first started the development of Citrus Glen, they cleared the land and installed the underground drainage system. This system runs all throughout our community, from lake to lake, street to street, from Citrus Glen to the LWDD Canal System, etc. The piping for this system is made of steel corrugated pipe that has an average life span of app. 25 years on it depending on who you talk to. If you look in the lakes you can see the ends of some of these pipes and also see the effects that 25+ years has taken on them.

These trucks are going to be running fiber optic cameras through some of them so we can get a sampling of what condition they are in. They are also going to be cleaning out some of them during this process. Once they are done we are going to sit down and analyze their findings and develop a plan for future maintenance of these pipes. The bottom line is that at some point and time, something has to be done with these pipes.

If they are still intact but developing holes, there are various sleeving methods that can be accomplished to prevent them from having to be replaced. The key is not having to replace them and catch them in time before they rot out. If they rot out, they have to be dug out and new ones put in. This is far more expensive than being able to sleeve them. Additionally, some of them run through easements in backyards, side yards, under the roads, etc. If we can save not having to dig up a resident's backyard or a roadway, we will save major amounts of money.

I am not telling you this to try and scare anyone. I believe in keeping our residents informed. We are at that point that we must start this process so we can develop a plan for the future.

I will keep you all updated via upcoming newsletters or special meetings if necessary.

Projects Report: Spa: We had to redo the Spa at the Clubhouse due to the amount of leaks we have had over the past several years. I am glad to report the project went well and the spa is up and running again. There is some minor touch up work to the deck to be done but the spa is fully functioning. We also added an auto-fill system to the spa so it always maintains the proper levels. A few months ago the old spa heater had to be replaced so our spa is the best shape it has been since the day it first went in. **Trees:** Tree trimming has begun and will be ongoing over the next 4-6 weeks. Both the Palm Trees and the Hardwood Trees will be trimmed this year. Sometimes you will see them trim a hardwood tree back to the bare bones and you start screaming "What are they doing to my tree"? Some trees require this and when they grow back they will grow in fuller and more beautiful than before. **Road Work:** The resealing of the roads to repair the areas that were damaged went very smoothly. Thank you to everyone for your cooperation. **Walls:** We recently had all of the concrete common walls cleaned on Miner Road, Lawrence Road and inside the community. Naturally, we had some areas where some of the paint flaked off and some areas that were stained and the stain could not be removed. Additionally, one resident had vines growing over the wall from the residents side of the wall that caused damage to the wall. We are obtaining prices to get all of the affected areas from the pressure cleaning and the vines fixed and painted.

Miner Road Lake: As some of you may have noticed, there was a retaining wall that has rotted and is broken off. None of our other lakes have a retaining wall. Additionally, none of our development plans show this retaining wall. It is our belief that this wall was installed by the City of Boynton Beach. We have been talking with them trying to get them to take responsibility for this wall since it appears it was installed due to their 3 million gallon Water Storage Tank. Stay tuned!

Need your input: During the Annual Inspections this year it was noticed that app. 5% of the houses in Citrus Glen are painted one solid color, top to bottom. The other app. 95% are painted a two tone color where the Fascia Board, Gutters and the Raised Concrete Trim band are one color or done in some kind of a tile and the Base of the house is another color. It is my thought as President that everyone should be held to the same standards. We knew when the documents were rewritten that they would have to be tweaked as there was no way we could think of everything. In this scenario, after consulting with legal counsel, this is a change the board can make but I wanted to get your opinion first. For those that have a house painted all one color, you would not have to adhere to this change until you went to repaint your residence. All residents would also have to make application to repaint their home or any part of their home even if maintaining the same color. This will help us to maintain the quality appearance that Citrus Glen is so well known for.

Please complete the form on the back of the newsletter and let us know your opinion. This is "not" a vote.

House Re-inspections: The second inspections were completed and the Second Inspection letters went out. Hopefully by now for those of you that still had a few items to fix, you have had them taken care of. The inspection team will be completing the Final Inspections the first week in May. Please keep in mind, from the date of the original inspections, you will have had app. 90+ days to make the necessary corrections. If you failed to make the necessary corrections during that time, you will force us to take further steps that may include actions like fining at \$100 per day, legal fees, court costs, foreclosure, etc. Please understand, I am not threatening anyone, I am just simply letting you know what to expect. "PLEASE", do not put us in the position to have to do this. We do not want to have to take legal actions against any of our residents. Folks, I am a volunteer of this community that wants nothing but good things for our community. I am just giving everyone a heads up and asking you please don't put us in the position to have to take these kinds of actions. In the long run, everyone loses (except the lawyers), it costs everyone in the association money and the absolute majority of the time the legal costs involved far exceed the cost it would have taken to make the corrections to begin with.

We are not your personal punching bag! I know I keep talking about this but I'm going to keep hitting on it until the residents of this community start communicating with us in a professional manner. If you call me or e-mail me with an attitude, I am going to ignore you. Scott, our Property Manager and myself work hard for the people in this community along with the rest of the board members. Maybe you've had a bad day, don't take it out on us. If you don't like the wording in a letter, we can discuss it professionally. If you don't like something in the community, we can discuss it professionally. I am not saying we are going to agree on everything and that is OK, but there is no need for the nasty grams we receive. We are people just like you. In most scenarios you are upset with us over something you did wrong but want to fight it out so you can be right. Nope, it doesn't work that way. We are a "community". We need to work together. We need to be respectful to each other. I will talk to you and answer your question, but if you just want to harass me, I am going to turn my back on you and ignore you. I don't have the time for these kinds of things. The Second Inspection letters went out to people letting them know of issues that still needed correction. Many people called or e-mailed complaining that they didn't like the tone of the letter because they had already fixed the issue. Seriously? Did you not read the part that said: "Additionally, if you have made all necessary correction(s), please accept our sincere thanks for doing so." My other suggestion, take care of the issues earlier so we don't have to send you a second letter. The second letters cost the association over \$600.00. There were some people that we had granted an extension to and forewarned them they would be getting a second letter. Yep, you guessed it, they still called and complained. Some of them very nastily. Really, after being told you would be getting them and as long as you had everything done by the extension date you had nothing to worry about, you still felt the need to call or e-mail and complain.

There are certain laws set forth by the State of Florida that we must follow that require us to do things a certain way. I understand you may not understand why we do things the way we do, so ask, nicely.

Passing of a Neighbor: On April 19, 2014, we lost a wonderful neighbor, Homer Georgopoulos. He was 91 years old and leaves behind his beautiful wife for 66 years, Sophie. As President, I had a few occasions to talk with Homer, usually by telephone. Whether he was calling me to ask me a simple question, if he had an issue with something or was just looking for a referral, he was the most delightful person to talk with. He was a true gentleman and probably one of the most respectful people I have met here in Citrus Glen and I know he will be missed by all of his neighbors. His wife Sophie will miss him dearly and she is blessed to have a wonderful family to help her through this very difficult time.

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 for rates and availability.



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

The Real Estate Market is Changing for the Better!

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**JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!!
TUESDAY APRIL 29TH**



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.

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

Survey for Two Tone Colors of Homes

Name: _____

Address: _____

How long have you lived in Citrus Glen? _____

Do you feel that the documents should be modified so that all residents are held to the same painting standards as described above in the newsletter under "Need your input"?

Yes: _____, No: _____

Comments: _____

If you prefer to answer online, simply go to the Citrus Glen Web Site at:
www.Citrusglen.org, click on "Contact Us"
and complete the form and provide us with your input.

(Simply tear off this form and drop it through the mail slot at the Clubhouse Office)

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending March 31, 2014

Four Properties For Sale in Our Community

Short Sale Increased List Price \$238,000 – 3BR/2Bath/2-Car Garage
List Price Reduced \$269,000 - 3BR/2Bath/2-Car Garage
List Price Reduced \$250,000 - 3BR/2Bath/2-Car Garage/Pool
List Price Reduced \$279,000 - 3BR/2Bath/2-Car Garage

Two Properties Under Contract:

List Price Reduced \$245,000 - 3BR/2Bath/2-Car Garage/Pool
Bank Owned List Price \$269,900 - 3BR/3Bath/2-Car Garage/Pool

Five Homes Sold in the Past 6 Months through MLS:

Sold March 21 for \$230,000 - 3BR/2Bath/2-Car Garage
Sold February 10 for \$250,000 - 3BR/3Bath/2-Car Garage/Pool
Sold February 27 for \$249,900 - 3BR/2Bath/2-Car Garage/Pool
Sold November 18 for \$226,000 – 3BR/2Bath/2-Car Garage
Sold October 10 for \$223,500 – 3BR/2Bath/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, JmaRealEstate@aol.com
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Board and Working Committees and Activities During 2014

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Bob Moreno

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Teresa Moreno

Clubhouse Activities/Rental

Inez Guglielmo

Citrus Glen Web Site:
www.CitrusGlen.org