



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
APRIL 2015

"Our Community is getting ready for some Construction!"

Drainage Repairs are starting soon! We have been "busy" getting our community ready for the upcoming Drainage System repairs. The loan documents were drawn up, our lawyer reviewed everything, he negotiated the terms and conditions with the banks attorney, Chris Aromandi and myself both reviewed all of the documents and submitted our questions and after app. 4 weeks we had a workable contract with the bank. The loan was closed on March 12th and our attorney was present along with Scott, our Accounting person, Chris and myself.

Next step, we finalized the contracts with the Contractor who will be performing the work and the Engineering Firm who will be overseeing the installation. A pre-construction meeting was held on March 26th. The project is fully ready to move forward.

Work will most likely begin around Mid-April (+/-). Once they start they anticipate the repairs taking 6-8 weeks (+/-). During this time be ready for some noise, some road blockages, workers in the roads and the lakes, etc. I understand the process that it takes to repair our pipes can be a noisy one. It will also cause some road blockages as there are 4 trucks required to perform this installation.

If you would like to see a diagram of our Drainage System, you can now find it on our web site under "Documents and Samples". It is best viewed on your PC.

PLEASE DRIVE CAREFUL AND HAVE PATIENCE! While these repairs are going on please be careful as you drive through the community. We do not want "anyone" getting hurt. My daughter has a friend of hers whose brother was just hit by a car this past week. What their family is going through cannot be described and nothing I would wish upon any of us. Not only the family of the son/brother that was hit but the person that actually hit him. Their lives will never be the same and the family is at the hospital waiting for their brother/son to pass away. Those extra few seconds it will take you to be careful will be well rewarded by not having to go through what these people are.

In addition to the workers from the construction company, we will have engineers on site inspecting the work as it proceeds to verify the installation is being completed to local codes and also to manufacturer's specifications. All work is inspected and approved before any payments are made.

Once completed, we will have a Storm Drainage System that will carry us through many years to come. When those heavy rains come we will be ready for what the weather gods throw at us. Does that mean we won't flood if we get a storm like we have never had before, NO. Floods can always happen but what we will know is that our Storm Drainage System will be in better shape and have better flow than it ever has had from day 1. Additionally, this system is expected to carry us through decades to come.

Please let the workers do their jobs and do not enter any of the construction areas. If you have any questions, please see Scott or Bob and we will be happy to answer your questions. We are looking forward to getting this project behind us. Once it is done I will be preparing a letter for everyone that will help you if you are considering selling your home. I fully expect this to become an added value to our properties and a great selling feature. Additionally, we will be preparing a financial statement to let everyone know the total costs of the project. I feel it is very important for all of our residents to know what was spent on this project since this will be the single largest project our community has ever undertaken. Hopefully we will never have to take on another project of this caliber in the future.

Annual Inspections Update: All houses were re-inspected on March 24th. We had "51" houses that did not complete the required work. Certified Letters have been sent to these residents and they will have 15 days to complete the outstanding work. Please take these letters seriously as failure to complete the work will result in the resident incurring legal costs, fees, etc. along with possible daily fining. We are not threatening anyone, we don't want any of our residents to be spending money on attorneys when it could be much better spent doing the repairs, but we must handle each and every case the same way. We do not have the option to pick and choose who has to do repairs. Florida Statutes does not allow for this.

Parking Permits and How do you get one?: We have had multiple residents end up with having their cars stickered or towed because they failed to have a Parking Permit. If you have to park in the overflow lot and you cannot obtain a parking permit, you must place a piece of paper in the dash window saying you had a guest arrive late, include your address and note saying that you will obtain one the following day. These notes are only good for the first night. The following day you must get a parking permit if your guest plans on continuing to park in the overflow lot.

There are several ways to get a parking permit- 1) Go by the office on Tuesdays or Thursdays between the hours of

9:00am and 11:00am and get one from Scott; 2) E-mail myself at CGPresident@Comcast.net and request one. I will create them and leave in a place that you can come by at your leisure and pick it up; 3) All Board Members are capable of issuing Parking Permits. You can simply go by their house during daylight hours and if they are home and available they will write one out for you.

To obtain a Parking Permit, we need the following information: Make, Model, Color of vehicle, License Plate Number and the dates needed. We will not issue unlimited dated parking permits for the obvious reason. We have an overflow lot capable of handling 20 vehicles and we have 195 homes. If everyone had an unlimited permit you can only imagine the issues this would cause.

If you should be unfortunate and end up having your car towed, the name and number are on the sign as you enter the community of the towing company. The Boynton Beach Police Department is also notified by the towing company. Don't call screaming at us because your car got towed. It got towed because of something you or a guest did. I did not park your car in the street in front of your house and left it overnight, why is it my fault if you got towed? We have some residents who don't seem to be willing to take personal responsibility for their actions.

Towing is handled by our Security Company. They don't call me and let me know, they just enforce our documents relating to this topic. I do get a report advising me of any cars that were stickered, towed, etc.

One last thing on this topic, some people "attempt" to change the dates by writing over the dates on the Parking permit. This is a 100% sure way to have your car towed. Simply let us know and we will issue you a new parking permit.

Need your opinion: Last month I discussed an idea regarding roof cleaning and the painting of residences. If you have not read this article, please go to the Citrus Glen Web Site at www.Citrusglen.org and click on "Orange Peel". You can download the February 2015 newsletter and read this article. As a brief overview, at an estimated cost of app. \$16 per month per household you could have your house completely painted on the exterior and have your roof cleaned twice over an 8 year period. This comes out to app. \$1,500 - \$1,600 per residence. When you consider the average person pays at least \$200 to have their roofs cleaned each time, that means complete sealing and painting of the exterior of your residence would only cost app. \$1,100 - \$1,200 per house.

I have included a survey on the back of this newsletter that I would like all of our residents to complete and turn into the office to share whether you would be interested in this option. Please keep in mind, this will require the vote of the residents if we decide to move forward with it. Please complete the survey or go to the web site, click on "Contact Us" and complete and submit your reply via this online form.

Volunteers Needed: We are still in need of several volunteers for our Fining Committee. This committee typically meets once or twice a year to determine if fining is appropriate for the cases presented to them. Under Florida Law a resident must have the opportunity to go before the Fining Committee before their fines begin. The Fining Committee makes their recommendation to the board. The board then reviews those decisions and votes accordingly.

If you are willing to volunteer for this committee, please let us know. You can e-mail myself at: CGPresident@Comcast.net if you are willing to volunteer 30-60 minutes of your time a year.

Do you want to receive e-mails from the Community?: If you are not currently receiving e-mails from the community and would like to be added to the Master Confidential E-mail distribution List, please e-mail me at: CGPresident@Comcast.net and let me know you would like to be added. You will receive the agenda for the monthly Board Meetings along with any other items that we send out periodically providing you with information about "your" community.

MRTA – What does it mean to us: A mailing was completed on March 16, 2015 with a document enclosed letting you know the Board of Directors would be voting on the Preservation of the Communities Documents. Why is this important? There are communities that have failed to preserve their documents. You end up with part of the community not required to follow the documents nor pay the monthly assessments that keeps your community looking good and functional and then others who must abide by the documents and pay their monthly assessments. We actually have a community nearby in this exact situation. Imagine this scenario: The Board fails to preserve the documents, 100 homes are no longer required to pay the monthly assessment while the other 95 homes must pay their assessment. Would you want to be part of those 95 homes? Is it fair that only part of the community supports the entire costs of maintenance, insurance, etc. of the rest of the community? Trying to preserve them after they have expired requires extensive litigation along with a vote of the community. This ends up costing the community potentially hundreds of thousands of dollars in litigation along with driving house prices to rock bottom. Would you want to buy a home in a community where this has happened? That is a short version of it. There is a quirky Florida Statute that allows this to happen if not caught in time by the HOA and something that was brought to my attention by our legal firm. Our existing documents would have expired in 2018 which in the grand scheme of things is to close for comfort. We, unanimously as a Board, voted on March 31st to preserve our communities documents.

I will know when I depart the board in 2016 that I have left the community in a better place than it has been since the day of inception.

Thank you for your ongoing support,

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!

EXPERIENCE IS NOT EXPENSIVE, IT'S PRICELESS!



Dennis D. Nelson, LLC
ABR, CDPE, e-Pro, WCR
President & Realtor
DNelsonGroup@gmail.com
PH: 561.202.7151

Have you been thinking about
BUYING - SELLING - RENTING or INVESTING
in Residential or Commercial Real Estate?

Never make another mortgage payment again,
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of your life insurance to invest in Real Estate?



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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 or 733-9302

Meet your neighbor ... Let them take care of ...

ATLANTIC FLORIDA PROPERTIES
MARLENE KIRALY (REALTOR)
561-889-6009
RESIDENT OF CITRUS GLEN
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JOIN US AT THE NEXT MONTHLY MEETING



DON'T MISS IT!!

TUESDAY APRIL 28TH



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.

**“Survey” regarding the
Painting and Pressure Cleaning of Homes
(see above description in Newsletter –
“Need your Opinion”)**

Name: _____

Lot Number or Address: _____

Would you want to participate in this program? Yes: _____, No: _____

Any additional information you want to provide: _____

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS month-ending March 29, 2015

Four Properties For Sale in Our Community

Bank Owned List Price \$188,700 – 2Br/2Bath

Short Sale Back on Market List Price Increased \$245,000 – 3Br/2Bath

Back on Market List Price \$254,000 -3Br/3Bath/Pool

List Price \$274,900 – 4Br/2Bath

Three Properties Under Contract:

Short Sale List Price \$229,900 – 3Br/2Bath/Pool

List Price \$239,900 – 3Br/3Bath

Reduced List Price \$245,000 - 3Br/2Bath

Four Homes Sold in the Past 6 Months through MLS:

Sold January 12 for \$295,000 - 3Br/2Bath/Pool (orig. list \$298,700)

Sold December 19 for \$250,000 – 3Br/2Bath (orig. list \$260,000)

Sold November 10 for \$282,500 – 3Br/2Bath/Pool (orig. list \$289,000)

Sold November 20 for \$216,000 – 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, JmaRealEstate@aol.com
Coldwell Banker Residential Real Estate (954) 789-9099

~ *17 Years Experience Working with Buyers & Sellers* ~

**Board and Working
Committees and
Activities During 2015**

BOARD OF DIRECTORS

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Joe Eichenlaub
Tapio Salin

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Scott Straleau, *Board Liaison*
Bonnie Valentino, *Chairperson*

Interview Committee

Inez Guglielmo, *Chairperson*
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