President’s Message

“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
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!

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

Never make another mortgage payment again,
if you are 62 yrs or older and in your primary residence that has equity.

Did you know you can leverage the cash value
of your life insurance to invest in Real Estate?

The Nelson Group
www.TheNelsonRealtyGroup.com

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)
561-889-609
RESIDENT OF CITRUS GLEN
HAVE BUYERS NEED HOMES TO SELL

LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?
FREE ESTIMATES AND GUARANTEED
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.
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561-523-3657

“PHOTOGRAPHER”
(Citrus Glen Resident)
Weddings & Special Events
Family Portraits & more
Mention this ad for special rate
Call Paulette (561) 742-1020

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.

CONCRETE SOLUTIONS FL.
“DON’T REMOVE, RECOVER”
With over 25 years of experience, our family owned decorative/design
resurfacing company serves residential and commercial customers of
South Florida. We are experts in concrete overlay and resurfacing as well
as stamped concrete, diamond bright, pool & patio tile.
We are also a licensed General Contractor and perform
any types of construction, large and small.
Call your neighbor Neal Isanuk for more information!
561-921-7232
http://ConcreteSolutionsfl.com
“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

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Bob Moreno

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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