



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
JULY/AUGUST 2015

***“This is “OUR” Community, please help us to keep it the Great Place it is!”***

**We need your help:** Scott and myself work very hard to make sure the community is kept maintained, work orders are taken care of, contractors are doing the work that is expected of them, etc., but we can't do it all. For those of you that go to the Pool, please close the umbrellas when leaving even if it is at another table that nobody is using. What happens is that they are left open, the winds come along and blow them and the tables all over the place causing damage to umbrellas, tables, etc. It only takes a few seconds to close them and will help save the community money and keep the amenities in good shape for all to enjoy.

You will notice we have some New Gym Equipment. We installed a New Treadmill along with a New Elliptical Machine. For those of you into technology, take a minute and read the manual attached to the Elliptical because it works with an “app” called iFit. If you have an ipod or smartphone with your music on it, you can connect it to the machine and play your music through the onboard speakers on both new pieces while you work out. Additionally, we are obtaining bids to reupholster the existing Main Gym Unit and install New Flooring, painting, replacing the Verticals and possibly installing a Wall Mount TV. We will be discussing if we will be moving the Gym into where the office is and move the office to where the Gym is. Once we decide the overall plan, you will be seeing more changes to the Gym in the upcoming months.

**In need of a President for 2016 in more than just the US!:** While we all be voting a for a New President of the United States, we will also be voting for a New President of Citrus Glen. I am planning on making this my last term as President. I have put a lot of thought into it and decided the time has come for me to do the things I don't get to do now. I would love to find a resident that is interested in being president of our great association. I have been working on creating a list of items to cover with the New President and would be willing to mentor them as they want. I am asking that you start thinking about it and if you are interested I would love to meet with you. To clarify, each year people run for the Board, the Board decides who will be president. If I had someone I had been working with and feel would be a good replacement, I would promote that with the community. If I don't feel you would be the right person, I would let you know and why I feel that way. It is a position that must be taken seriously and you must be willing to make the time for your community. If you are interested, please contact me at: [CGPresident@Comcast.net](mailto:CGPresident@Comcast.net) and we can set up a time to meet and discuss. Meeting with me and discussing is not a must do thing, it is something I wish I would have had available when I was first thinking about becoming President. If you don't want any mentoring, any words of wisdom, any communications of how things work, etc. then don't bother contacting me and just show up at the annual meeting and throw your name in the hat. I truly hope we have an open minded person that is willing to fulfill this position for the next 2-4 years. It can be a very rewarding position when you look back and see all the things that were accomplished and improved while being President.

**Comcast:** As you know we are in the process of negotiating a New Contract with Comcast as discussed in last month's newsletter. For the absolute majority of the community, the new contract will reduce or eliminate your existing Comcast bill depending on the services you have. The majority of the responses wanted “Option 2”. The new contract will include 25mbps Internet Service with a Wireless Gateway, HD Service, HDDVR (Recorder), Comcast X1 service, Showtime, etc. Once we have the full details we will be in contact with everyone and let you know the final outcome.

**Crime is everyone's responsibility:** This month I sent out an e-mail regarding crime in the local area and a person to be on the lookout for. For those of you that did not receive it, please thoroughly read the following: Scott attended a Crime Meeting the other night and learned lately there has been a rash of burglaries in the area. Luckily,

to our knowledge there has been only 1 in Citrus Glen. For me, one is to many! Surrounding neighborhoods have had multiple/ numerous break-ins. One of the ways as I am sure you may have heard is via Garage Door Openers. They will open your car up, grab your door opener and enter through your garage. Police are advising at minimum to lock your cars and preferably that you bring your door openers in with you at night. Also, on a lot of door opener buttons, the one inside your garage, there is either a "Lock" button or an "On/Off" switch that you can shut off thus disabling your opener until you re-enable it again.

There is a person in the community that walks a Darker Brown and White Cocker Spaniel that has been witnessed trying to open car doors, letting his dog wander so he has to go up to the house and get closer to your house and overall acting suspicious. I have received numerous reports about this person. I do not know who he is nor do I know if we have more than one person that walks this type and color of dog so I am not accusing any one person. I am just simply letting you know what has been witnessed by several reliable sources.

At the crime meeting Scott learned a couple of people have been caught but BBPD still believes that there are still more out there. It is thought that rival gangs are competing with each other.

Bottom line, you need to take responsibility of your own security. This can start with something as simple as what I described above, locking your doors and windows, put in sliding door bars, etc. Personally, I feel all residents should have a working alarm system. Spend what you can afford to secure your house. If you can afford an alarm system, put one in and make sure it covers all doors and windows including your garage door. If you can afford it, put in a camera system. The higher the camera definition, the more the system costs. Any camera system is better than no camera system. Just seeing the cameras lets thieves know your house is protected and they will hopefully move onto another house or neighborhood.

If you see "any" suspicious activity, call the Boynton Beach Police Department- "911".

Please pass this information along to your neighbors. Do not confront anyone. Report all suspicious activity and watch out for your neighborhood. We have 195 homes which means we have app. 400 residents at minimum, that means if we have 400 people watching our neighborhood for suspicious activity we can keep our neighborhood safe.

**Board Meetings:** As per Florida Law we are only required to notice a Board Meeting in a Central location like the Clubhouse. We do not have to send out agendas but we do. If there is not a board meeting noticed on the Bulletin Board in the Clubhouse, don't show up for the Board Meeting. If you are on the e-mail list and you do not receive an e-mail saying there will be a Board Meeting, don't show up for a Board Meeting. Last month the board did not have any pending business to discuss and there was no need for a board meeting. A certain resident felt the need to complain to me "why didn't I let them know"? Folks, the people who run your community are "VOLUNTEERS". We are your neighbors. We are NOT paid for what we do. If we decide we are not going to have a Board Meeting and you do not realize this, this is YOUR fault. Take responsibility for your actions and remember, the Board is comprised of people who volunteer their time to handle the business that needs handled to keep our community looking and running the way it does. Show some respect, take some personal responsibility. Remember, there will be many positions open on the board in January. If you don't like how things are done, how your community looks, etc., run for the Board. Sounds simple doesn't it?

One day we will all have the displeasure of having a bad board in place and you will see things that will cause our house values to plummet, the community to start looking run down because things are not being run properly, etc. When there is a good board in place like we have proven over these past years, you need to say, "Thank You" and appreciate all of the dedication and time that is being put in to keep our community the way it is. If you don't believe me, take a few minutes and talk to Scott one day and ask him about communities where there is a bad board in place. You will walk out of the Clubhouse appreciating our community. Do some internet searches for "HOA Bad Boards" and see what you come up with.

**Housekeeping issues:** Trash days are Monday and Thursdays. Your trash is to be put out curbside no earlier than 6:00pm the night before. Just because you do your tree trimming on a Friday does not mean you can set your trimmings out at the curb. Just because you are replacing your fence on a Saturday, does not mean you can place your old one by the road. Let's keep our community looking good. We don't want to drive through and see trash everywhere. Neighbors, if you see your neighbor doing this, call the City of Boynton Beach Waste Compliance Officer at 561-742-6202. They will come out and fine the neighbor a special pick up fee of at least \$50.00. This person contacted me about some issues. I told them to go ahead and handle it with the resident and she gave me her phone number for our residents to use when there is an issue. For all of you that have been complaining, do something about it and call this number.

**Towing of Vehicles-** If you go out and find your car has been towed, call Blakes Towing at 561-737-3303. I would recommend being nice to them as they have your car. Additionally, don't call me or Scott, you or your guest are the ones that parked your car in the street, not us. Take personal responsibility, admit your faults and handle them in a professional manner.

**Drainage Update:** We incurred some delays while the New Walkway going to the Water Control Structure was being fabricated. This walkway is now in place and is to be used for accessing the control structure only. No fishing from this new walkway. We still have two pipes that have to be lined and they are hoping to do it this week. Our engineer found a few maintenance items were needed with our Control Structure that Shenandoah will be repairing over the next few weeks. The overall project is 99% complete!! Once completed, I will be providing everyone with the project costs as promised.

**Boynton Beach Police Department:** As you know, the association has contracted with the Boynton Beach Police Department to perform 3 hour details in the community multiple times each month. While having a few upset residents that received violations, the overall goals are being achieved. We are getting positive feedback from many residents and the driving conditions have drastically improved. Over 20+ citations have been issued and numerous warnings. Most importantly, the word is getting out that Citrus Glen is being patrolled and to drive careful. Additionally, by having the details, I am also noticing more patrol activity during the week even when they are not on detail. The bottom line, I feel Citrus Glen is a safer place by having a police presence at various times throughout the week.

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](mailto:bonnievalentino@yahoo.com) for rates and availability.



**ACUTTING HEDGE**  
Landscaping & Lawn Maintenance  
Hedges & Tree Trimming

Rates starting at \$40.00 per month for Residents

**561-351-9421**

**Gilles Rochon**      Email: [info@acuttinghedge.com](mailto:info@acuttinghedge.com)  
Licensed & Insured      [www.acuttinghedge.com](http://www.acuttinghedge.com)

**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.

JOIN US AT THE NEXT MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY AUGUST 25TH



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

### LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED  
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.  
BRIAN MATHEWS OWNER/OPERATOR.  
**561-523-3657**

## "PHOTOGRAPHER"

*(Citrus Glen Resident)*

*Weddings & Special Events*

*Family Portraits & more*

Mention this ad for special rate

*Call Paulette (561) 742-1020*

### 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>

ATLANTIC FLORIDA PROPERTIES  
MARLENE KIRALY (REALTOR)  
**561-889-6009**  
RESIDENT OF CITRUS GLEN  
HAVE BUYERS NEED HOMES TO SELL

## Respect your Neighbors privacy!

For those of you who are out walking your pets or maybe just taking a walk through the neighborhood, please respect the privacy of your neighbors. Don't let your pet wander up to the windows of someone's house. Keep your pet within your control and on a leash at all times. I am getting complaints that certain people are letting their pets loose and then they go up to the person's house to retrieve their pet. Not only is this a little weird, this is wrong! I wouldn't want to venture what would happen if I opened my blinds one morning and found someone staring back at me directly in front of my window. If you're out just walking the neighborhood, there is no need to go up to someone's house unless you are planning on visiting them. Treat your neighbors as you would like to be treated back. We have a great community and I don't like hearing when these things happen because it lets me know we have people that are up to no good.

### Neighborhood Real Estate Watch ~ by Judy

#### **"Citrus Glen Real Estate Activity"**

As reported in MLS as of August 12, 2015

#### No Properties For Sale in Our Community

#### Four Properties Under Contract:

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

List Price \$244,900 - 3Br/2Bath

Reduced List Price \$249,000 - 3Br/2Bath

List Price \$285,000 - 3Br/2Bath/Pool

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

Sold July 31 for \$277,500 - 4Br/2Bath/Pool (orig. list \$276,500)

Sold June 19 for \$262,500 - 4Br/2Bath (orig. list \$274,900)

Sold June 11 for \$234,900 - 3Br/3Bath (orig. list \$239,900)

Short Sale Sold June 3 for \$220,000 - 3Br/2Bath/Pool (orig. list \$229,900)

Sold May 29 for \$275,000 - 3Br/2Bath/Pool (orig. list \$279,500)

Sold April 6 for \$225,790 - 3Br/2Bath (orig. list \$255,000)

~ 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

Bob Foster, *President*  
Steve Carl, *Vice President*  
Jill Connolly, *Treasurer*  
Chris Aromandi, *Secretary*  
George Kamel, *Director*

### Architectural Advisory Committee

Michelle Urban, *Board Liaison*  
Dick Heinick, *Chairman*  
Joe Eichenlaub  
Tapio Salin

### Landscape and Property Improvements Committee

Pris Neulander, *Chairperson*  
Arlene Aslanian

### Technology

Bob Foster, *Board Liaison*  
Bob Moreno, *Chairman*

### Fines Committee

Scott Straleau, *Board Liaison*  
Bonnie Valentino, *Chairperson*  
Julie Beals  
Bob Moreno

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