“We survived a “Once in a 1000 Year Storm!””

1) Annual Meeting – Board of Director Results
2) Gate Remotes – See dates below for the reprogramming dates
3) Flooding – We survived a “Once in a 1000 Year Storm”
4) Annual Inspections are completed – What’s next?

Annual Member’s Meeting - I would like to thank those of you that turned in your proxies and those of you that showed up for the Annual Member’s Meeting. It was a nice feeling seeing that our residents care about their community and provided the meeting with a quorum of the residents so we could conduct business. The floor was opened for nominations and there were no volunteers to run for the board. Chris Aromandi and myself had decided to rerun for the board so we were automatically back on the board. After a brief Organizational Meeting, it was decided to leave the board as is without any changes. There was a cheer and applause from the audience and the meeting was over at 8:05pm. On behalf of the board, I want to thank everyone for your support of us. We have a very committed Board with each and every one of us working towards a common goal. We will continue to serve our community like we have been doing. I look forward to another 2 years as President and I already have a laundry list of items that I would like to achieve in that time. With the support of the board and the support of the community, we can continue to make Citrus Glen the Great Place that it is. I truly feel that it is “A Little Slice of Paradise”.

Gate Remote Re-programming - As of the printing of this newsletter, we have completed app. 60% of the reprogramming of all of the Gate Remotes. Remember, you can get your remote reprogrammed on Tuesdays and Thursdays from 9:00am to 11:00am and also on Saturday, March 8th and March 22nd at the Clubhouse from 9:00am to Noon. Overall, you will have had “24” opportunities to get this few minute task completed.

As of April 15, 2014, the old code that has been in place for 20+ years will no longer open the Residents Lane gate arm.

Flooding- We survived a “Once in a 1000 Year Storm!” - I truly hope that we don’t have to deal with another event like this for many years to come. It is no fun for any of us except for the kids that get to go out and play in the waters and enjoy their new lakefront property. As President of our community, it is no fun to deal with either. I take the safety of our residents seriously and do everything in my powers to make sure everything is being done that can be done during an event like this.

***VERY IMPORTANT IF YOU SUFFERED ANY DAMAGE*** One of our residents who specializes in disasters brought it to my attention that homeowners and businesses in our area are eligible for Disaster Assistance Loans at very low rates. The percentages range from 2.25% to 4.50%. For more information, call 1-800-659-2955 or go to http://www.sba.gov/content/fl-13878-sba-offers-disaster-assistance-florida-residents-affected-severe-storm-system. Applications must be filed by March 31, 2014. There is also a separate document with this newsletter providing you with some more information.

What is a once in a 1000 year storm? Other than being a very rare storm, this simply means we have a 1% chance in a 1000 year time frame of having a storm of this caliber. Keep in mind, we can have multiple “Once in a 1000 year Storms” in one single year. Tropical Storm Isaac was considered a “Once in a 500 Year Storm”.

Why did our community dry out in less than 12 hours after the storm ended while many other communities remained flooded? Starting at about 1:30am I started placing calls to my contact at the Drainage District (LWDD). I was out in the community reviewing our lakes and also reviewing the LWDD Canals. I was given permission to open our flood gate under the condition I first inspected the LWDD canal level and was willing to watch it throughout the night because the waters were rising so fast. Keep in mind, it was pouring down rain, lightning, etc. and it was app. 1:30am in the morning. After inspecting everything, it was determined that if I opened our flood gates I would have flooded every home in our community in a matter of a few hours. Even though I couldn’t open the flood gates, I did get out and open the Miner Road Gates so the residents and rescue personnel would have another way to enter and exit our community. Nothing better than getting soaked at this time of the morning! I also advised Envera to let people know who were entering the Main Gate that the back gate was open in the event that was better for them. At this point, the Flood Gates were closed, the Miner Road Gates were open and the streets and most driveways were flooded.
After going out hourly and looking at the LWDD canal, finally at app. 7:30am-8:00am I talked to LWDD and was finally given permission to open the Flood Gate (Weir Valve). I sloshed my way to the “Weir Valve Assembly” at the end of the dock which was totally under water. This is a lot of fun as you have you have to walk through app. 3 feet of water just to get to the dock (Snakes, critters, etc.), walk on the slippery dock and start the procedure of opening the gate. It takes app. 15 minutes to get it open. By 2:30pm our roads were completely passable. Mission accomplished. At app. 5:30pm we closed the flood gate again with the help of Steve Carl from the Board. Why is it things just seem to happen while everyone sleeps? Because you have a dedicated Property Manager & President who makes sure whatever needs to get done, no matter when it needs to get done, gets done. We make it happen and stay on it until it is completed.

Just a few VERY IMPORTANT notes about flooding: A) Do you have Flood Insurance? Your Homeowners Insurance does not cover Flooding; B) A residence is NOT considered flooded until there is water inside the house. Water inside of the garage is not considered flooding; C) As you can see, there is a lot that goes into the process of the flood gates and this is why we are mandated that we must first have the permission of the LWDD to open our Flood Gates. Failure to get permission can result in Hundreds of Thousands of Dollars in Fines, the welding of our flood valve gate closed “PERMANENTLY”, imprisonment or any combination of the above; D) DO NOT call Scott or anyone from the Board just because you have water in your driveway or in your house. We are doing everything we can legally do to control the situation. If you are worried about your house being flooded, you live in Florida and that is always a possibility. It may be time for you to sell your house and move to higher grounds. This is not for the faint of heart when the rains and winds start coming; E) Thoroughly review the attached drawings so you have a better understanding how the “Weir Valve Assembly” works; F) If you have any questions, ask us.

A&E Committee - I would like to welcome Michelle Urban and Judy Roberts to the A&E Committee. In last months newsletter I let everyone know we were in need of volunteers and these two residents stepped up and joined the committee right before the annual inspections. Thank you Michelle and Judy, the A&E Team looks forward to having you both as a part of this committee. This committee plays a very important and much needed role in our community. I would like to very much thank the people they are replacing for their years of dedicated service, Ron Clare and Charlene Boothoff. They worked for many years on this committee and we hate to lose their expertise.

House Re-inspections: The Annual Inspection Team performed the Annual Inspections of each residence. They will be re-inspecting by mid-March. I would like to thank the majority of our residents who received their inspections and are addressing the necessary issues found on their homes. It’s nice to see that there are still people that take ownership of these issues and make sure they get taken care of. There have been others who just want to complain and argue over their inspections. We are here to answer your questions and provide you with answers but once you have your answers, it’s time to take care of business. Certain questions can be answered by reading the community documents. I have made myself available to all of our residents but some residents have chosen to abuse this by coming to my door at various hours of the night, approached me while I am trying to take a walk and enjoy my puppy dogs, etc. That is where I draw a line in the sand. I have the right to enjoy our community without having to be approached and deal with issues. Remember, I am a “Volunteer” of this community. I am not your personal punching bag, I am not the one for you to take out all of your frustrations on, etc. Moving forward, if I feel you are crossing these boundaries I am going to tell you so. There is a time and place for everything.

FYI - We are well aware of the dates on the letters vs. when you actually received them. This is not the first year we have conducted these inspections. We make sure there is “at least“ 30+ days” between the first inspection and the 2nd inspection. I must have heard this from over 50 people about the date on the letter vs the date they received them. With that out of the way I want to say the community is taking on a nice clean look. Residents are busy performing maintenance on their homes, roofs are being cleaned, fences are being replaced/painted, etc. It’s looking good!

Let’s talk about roofs - *If you use the proper company and the proper chemicals, you probably will not have to clean your roof once a year.* Folks, the cheap price most of the time is not the right price.

I know the roofs in our community are over 20+ years old and there are many that need to be replaced and a lot are being replaced. Shy of replacing them, you still need to at least maintain a clean roof like we require of all 195 homeowners. If the re-inspection team says it is still dirty, we will need to see receipts from a licensed contractor showing that it was cleaned professionally. The board will make the final decision. Most cleaning companies will give you a “multi year warranty”. Make sure they clean “all” parts of your roof. This includes the tiles, ridge caps, edges of all of the tiles, etc. A lot of the times they miss the edges of the tiles. They clean the large flat surface, but not the edge.

I heard from multiple residents about a company that does a great job cleaning roofs. The contractor put a pricing schedule together for Citrus Glen. Learn more about this on the back page of this newsletter.

Have a Great Month and Thank You again for your ongoing support of the Board,

Bob Foster  
CGPresident@Comcast.net
PROPERy MANAGEMENT CoMMANY 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.

ATTENTION – Residents - Families and Friends
of the Citrus Glen Community!

The Real Estate Market is Changing for the Better!

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

My name is Dennis and I specialize in Boynton, Delray
and the neighboring cities here in Palm Beach County.

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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.

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561-921-7232
http://www.concretedesignsfl.com/

Atlantic Florida Properties
Marlene Kiraly(REALTOR)
561-889-6009
Resident of Citrus Glen
Have Buyers Need Homes To Sell

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
A-1 Wash
Quality Power Wash Professionals
Phone: 561-228-1177  Cell: 561-752-6619  E-mail: Curt@a-1wash.com

Price List:

A) Pressure clean roof with water only (no chemicals) - $225.00
B) Pressure clean roof with chemicals - $325.00
C) Pressure clean Driveway, Sidewalk (between driveway and house) & Front Porch - $75.00
D) Pressure Backyard Patio Area (with or without a pool) - $50.00

*** Discount of $100.00 if Homeowner takes entire package

(A, C & D or B, C & D)***

Optional: Roof Protection Chemical Spray - $100.00

(Come with a 2 year warranty against Mold and Mildew)

Disclaimer: Please note that these are only individual recommendations of a Citrus Glen Resident based on their own experience. This is not an endorsement of any provider by the Association. 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.

~ 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
~ 16 Years Experience Working with Buyers & Sellers ~
After having made it through two separate storms where our community took on large amounts of rain water over a short period of time, I felt it important to prepare this article and corresponding diagram so you better understand how our flood systems work.

We know it gets scary when you start seeing water creeping up your driveway towards your garage door and we want you to rest assured that there are systems in place to do everything we can do before it reaches inside your home. Please remember, water in the garage is not considered flooding, only when it reaches inside the house which has never happened yet here in Citrus Glen to the best of my research.

Page 1- This is just an overall diagram of our Flood Control System. The Main Valve is called a “Weir Valve”. It is always working. There is a pipe that runs from lake to lake. These are actually called “Retention Ponds” and not lakes. For this example we will call them lakes. The Miner Road lake is where the Weir Valve is located. This lake has a large pipe that goes under Miner Road and empties into the LWDD Canal that runs parallel to Miner Road.

Page 2- This is a side view showing how our pipe enters the LWDD canal. As you can see, as the water in the canal rises and lowers, our water will rise and lower. More about this on page 3.

Page 3- As you see, this thing called a “Weir Valve” has a “V” in it. The pipe going to the LWDD is directly behind this plate. This “V” is what automatically allows the water district to control the water levels in lakes in various communities around the county. By having the “V” in it, the water from canals exits and enters our lake automatically. The water will never go any lower than the “V”. However, the water can higher than the “V”. By having the “V”, this slows the water down from going higher thereby giving the water district time to adjust their canals. When you have a very heavy rain, naturally both the LWDD Canal and our lakes fill rapidly.

If we open the plate (Weir Valve), now the entire pipe is exposed and allows the water to drain much faster providing the LWDD canal is lower than we are. However, if we open this valve and the LWDD is higher, we will then let in all of the water from their canals into our community. This is the reason why this effort must always be coordinated with the LWDD.

We always need their permission before opening this valve. We can NEVER do it on our own. We face a several hundred thousand dollar fine if we do. Why you ask? Even if we look at their canals and their canal is lower than our lake, they could be getting ready to transfer a large amount of water down that canal into another canal. If this were to happen and we had our Weir Valve open, we would then get flooded. This is just one of many reasons.

LWDD is a fascinating entity. We had them at one of our board meetings last year and only a few people showed up to learn about what they do and how they do it. It is up to us to work together as a team to have optimal results during a time of crisis like we had this year. As President, I have personal cell phone numbers I can call anytime of the day or night and talk to someone. This is the kind of communication they provide for us as they understand the important role an HOA President and Property Manager play when these types of events occurs.

I want you to rest assured that we will always do everything we can “safely” do to preserve the welfare of our residents and our community as long as I am President and I know Scott, our Property Manager concurs. When the President changes one day, things may change. Until then, you’re in good hands.

Now is the time to check your insurance policies. Remember, Homeowners Insurance does not cover flooding. This is the first effort ever taken to fully explain this system to our residents. Please review the attached and let us know if you have any questions.

Bob Foster  CGPresident@Comcast.net
"Side view from the Lake Worth Drainage District Canal"
If the water in the LWDD canal is higher than the Citrus Glen Lake, it automatically flows into our lakes through the "V" you see in the picture. On the other hand, if the water in the LWDD canal is lower, it will "automatically" flow into the LWDD Canal. It never goes lower than the bottom of the "V". When the entire gray plate is raised it allows the water to flow faster into the LWDD Canal. However, if the water in the LWDD Canal is higher and the plate is raised, it may cause severe flooding.

This is the reason we must coordinate with the LWDD before opening this gate. We must have their permission to open this valve since we never know what stage they are at in transferring water in their canal system.
BILLING CODE 8025-01-P

U.S. SMALL BUSINESS ADMINISTRATION
Disaster Declaration # 13878 and # 13879
FLORIDA Disaster # FL-00097

AGENCY: U.S. SMALL BUSINESS ADMINISTRATION
ACTION: Notice
SUMMARY: This is a notice of an Administrative declaration of a disaster for the State of FLORIDA dated 01/30/2014.

INCIDENT: Severe Storms, Heavy Rainfall, Strong Winds, and Flooding
INCIDENT PERIOD: 01/09/2014 through 01/10/2014
EFFECTIVE DATE: 01/30/2014

PHYSICAL LOAN APPLICATION DEADLINE DATE: 03/31/2014
ECONOMIC INJURY (EIDL) LOAN APPLICATION DEADLINE DATE: 10/30/2014

ADDRESSES: Submit completed loan applications to:
U.S. SMALL BUSINESS ADMINISTRATION
PROCESSING AND DISBURSEMENT CENTER
14925 KINGSPORT ROAD
FORT WORTH, TX 76155

FOR FURTHER INFORMATION CONTACT: A. Escobar, Office of Disaster Assistance, U.S. Small Business Administration, 409 3rd Street, SW, Suite 6050, Washington, DC 20416

SUPPLEMENTARY INFORMATION: Notice is hereby given that as a result of the Administrator's disaster declaration, applications for disaster loans may be filed at the address listed above or other locally announced locations.

The following areas have been determined to be adversely affected by the disaster:

Primary Counties:
PALM BEACH

Contiguous Counties:
FLORIDA
BROWARD GLADES HENDRY
MARTIN OKEECHOBEE

The Interest Rates are:

For Physical Damage:
HOMEOWNERS WITH CREDIT AVAILABLE ELSEWHERE 4.500
HOMEOWNERS WITHOUT CREDIT AVAILABLE ELSEWHERE 2.250
BUSINESSES WITH CREDIT AVAILABLE ELSEWHERE 6.000
BUSINESSES WITHOUT CREDIT AVAILABLE ELSEWHERE 4.000
NON-PROFIT ORGANIZATIONS WITH CREDIT AVAILABLE ELSEWHERE 2.625
NON-PROFIT ORGANIZATIONS WITHOUT CREDIT AVAILABLE ELSEWHERE 2.625
For Economic Injury:
BUSINESSES & SMALL AGRICULTURAL COOPERATIVES WITHOUT CREDIT AVAILABLE ELSEWHERE 4.000
NON-PROFIT ORGANIZATIONS WITHOUT CREDIT AVAILABLE ELSEWHERE 2.625

The number assigned to this disaster for physical damage is 13878 B and for economic injury is 13879 0.
The State which received an EIDL Declaration # is FLORIDA
(Catalog of Federal Domestic Assistance Numbers 59002 and 59008)

01/30/2014

Signed – Jeanne Hulit

______________________  ________________________________
Jeanne Hulit
Acting Administrator