



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
FEBRUARY 2015

***"Record Setting 38 Degrees - Seriously? Tooood Cold for me!"***

**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 "5" volunteers who ran for the board. This is the most we have had in years! Chris Aromandi and myself still have one year left in our terms. After all votes were tallied, Jill Connolly, George Kamel and Steve Carl were welcomed to the board. After a brief Organizational Meeting, it was decided that I will remain as President for the remainder of my term, Steve Carl is Vice-President, Chris Aromandi will remain as Secretary, Jill Connolly is Treasurer and George Kamel is Director.

There was a cheer and applause from the audience and the meeting adjourned.

We have a very committed Board with each and every one of us working towards a common goal of keeping Citrus Glen the "Little Slice of Paradise" it is. We will continue to serve our community like we've been doing. We anticipate a quiet year with the biggest item on our agenda being the Drainage Project. On behalf of the board, I want to thank everyone for your support of us.

I would like to thank Steve Carl for running again and staying on for 2 more years. Additionally, I feel both Jill and George will bring some good input to the board and I look forward to working with the entire board this year.

On behalf of the board, I want to thank everyone for your support of us.

**Drainage Project:** We are in the process of finalizing the verbiage of the loan contract. Our legal counsel is handling the negotiations with the banks attorney. Hopefully we will have final documents soon so we can close on the loan and move forward.

The final date for "Lump Sum" payments is February 28, 2015. We will not be able to accept "Lump Sum" payments after February 28th.

Once the loan is closed we will then be finalizing the contract with Shenandoah Construction so they can get started on the project. My guess is construction will begin around the April-May time frame. Once it starts, please be careful of the workers as you drive through the community. We don't want anyone getting hurt! There may be some road detours and times you are driving through the community and get to a point where you realize the road is blocked and have to turn around and take a different route. Every house can be accessed in a multitude of ways so don't get upset if a road detour occurs.

**Annual Inspections:** The 2015 Annual Inspection has been completed. I have worked with several residents answering any questions they had regarding their inspections. Re-inspections will be completed in Mid-March. Please review your list and make sure everything has been completed. All repairs have to be completed by March 7, 2015 which is 45 days after the initial inspection and at least 30 days or more since you received your inspection.

Once the next inspection is done you may receive a "Final Notice" letter if all items have not been completed or completed properly. This letter will be delivered via the USPS Certified Mail. Please make sure you pick up your letter if you are not at home at time of delivery. You will be given 15 days to correct the issue. Under Florida Law not picking up your letter from the Post Office does not relieve you of your responsibilities. We have had several residents try this and they ended up with attorney fees, costs and in some cases per day fines.

It is very important that you take the "15 Day Final Notice" letter seriously because if you don't complete the items listed in that letter, your case will be sent to our legal counsel at which time you will start incurring all legal fees, costs and fines.

Like I have said in the past, we "do not" want to send any of our residents to the attorney. As per our documents, if the association engages legal counsel for the enforcement of the documents, these costs are solely the responsibility of the homeowner. We don't want anyone having to incur these costs. Please make sure you don't place us in the position to have to take such action.

**Volunteers Needed:** We are 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 complete the form on the back of this newsletter and turn it into the office at the clubhouse, mail it to us or e-mail myself at: CGPresident@Comcast.net. While this is not one of the more popular committees in an HOA, it is a vital one to the community. If you can volunteer for 30-60 minutes a year usually in the evening, please let us know. Volunteering for your community is what can make or break a great community.

**Dollar Weeds:** Many residents have noticed the "Dollar Weeds" that are growing in various places throughout the community. It is a yearly issue that is always taken care of. This year is a little different than past years. Our landscape company purchased all of the Weed and Feed fertilizer for the entire community and then learned from their supplier they had just received notice not to apply a Weed and Feed type fertilizer due to a "Sugar Cane Disease". If they would of applied the normal Weed and Feed we could of lost portions of grass throughout our entire community. Instead, they have been working with local horticultural people and developing a fix. You may have seen them spraying lately. This was the first of several applications that will help get the weeds back under control, strengthen the roots of the grass and once again get our community green again. Be patient, we are working on it as we do each year.

**Gate System:** You may have noticed the "Exit Lane Gate Arm" has been in the open position lately. The company that maintains our gates had an issue with a new assembly they installed and have been working through the issue. They are currently waiting on some parts and then they will be installing them. Once they do, the barrier arm operator will have been totally rebuilt. The good news is that this at no cost to us since we have a maintenance contract with them that has saved us several thousands of dollars in the past few years by having.

The Gate System is a very important system to our community. It's a proven fact that a home in a "Gated Community" brings more money than a non-gated community. Additionally, we know they help to deter crime. As President, this is one of my main priorities keeping this system operating and the arms down. While I know people can walk into the community or jump a wall, it's a known fact that less major crimes take place and gated communities are typically limited to petty thefts.

**Do you know any Great Contractors?:** As many of you know, we have the "Neighbor to Neighbor" section on the web site where you can find contractors that have performed work for our residents and they were happy and wanted to recommend them to others. Some of the referrals are getting old and we would love to hear about your good experiences and obtain the names and contact information of some great contractors. We are especially in need of a "Handyman". Please e-mail me at: CGPresident@Comcast.net or just drop us a note and mail it to the office at: 195 Temple Avenue, Boynton Beach, FL. 33436 or just drop it off at the office. This will be of great help to everyone in the community.

**Interesting idea:** As I attend meetings, meet with contractors, etc. I sometime hear about ways that we can save money. I had such a conversation lately with a company called Fiddler Roof Cleaning/RSI Painting. They told me as a whole community there could be a major savings to our residents if all of the homes had their roofs cleaned and houses painted by one company. Just to see, I had him run some numbers for us. In turn, he had a company called Benjamin Moore Paints which everyone is familiar with come on site and write up some specs for painting the community as a whole. I won't go into all of the details at this point but the pricing came back at app. \$16 per month, per residence to have their roof cleaned twice and the "exterior" of their house painted once every 8 years (Fences not included, but can be for an additional cost). 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.

That seemed almost too good to be true. In checking it out, I found many communities take advantage of this since there are savings in numbers. As you can see there is a major savings to be had by all of us. The only downfall I can see is that we would have to choose app. 8-10 wall colors and 8-10 trim colors and each resident would have to choose from that palette of colors.

Don't get excited and don't think this is something we are going to do anytime soon. **This would require a vote of the community.** Additionally, if we get a lot of positive interest, I will obtain more quotes from reputable companies and see if I can get the pricing even lower. If we get more negative feedback than positive, then we will drop it where it sits right now. At this point, it is just a thought. I want you to think about it and next month I will be taking a survey via the newsletter and ask for your feedback.

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.

**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,  
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](http://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](mailto: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  
HAVE BUYERS NEED HOMES TO SELL

### 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>

JOIN US AT THE NEXT MONTHLY MEETING

DON'T MISS IT!!

TUESDAY FEBRUARY 24TH



### 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.

## Financing Committee Volunteers Needed!

*If you can volunteer for your community for 30-60 minutes a year, please complete the form below and let us know or e-mail me at: CGPresident@Comcast.net.*

*Thank you in advance for volunteering for "your" community!*

Name: \_\_\_\_\_

Lot Number or Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Any additional information you want to provide: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Neighborhood Real Estate Watch ~ by Judy

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

As reported in MLS month-ending February 20, 2015

#### **One Property For Sale in Our Community**

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

#### **Two Properties Under Contract:**

Short Sale List Price \$130,000 – 3Br/2Bath

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

#### **Ten 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)

Sold September 23 for \$245,500 – 3Br/2Bath (orig. list \$249,900)

Sold September 23 for \$238,000 – 3Br/2Bath/Pool (orig. list \$250,000)

Sold August 18 for \$287,500 - 3Br/2Bath/Pool (orig. list \$295,000)

Sold August 15 for \$245,000 – 3Br/2Bath (orig. list \$250,000)

Sold August 13 for \$240,000 – 3Br/2Bath (orig. list \$250,000)

Sold August 12 for \$249,900 – 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

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*

### 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**