



Orange Peel

CITRUS GLEN NEWSLETTER

JANUARY 2013

President's Message

HAPPY NEW YEAR

Things happening in January:

- 1) *Voting on New Documents and Board Members- January 29th at 7:30pm - Be sure to turn in both of your proxies ASAP! (see more below)*
- 2) *Virtual Gate Guard – Orientation Training – 2 Classes on January 24th – 5:30pm – 6:30pm and 7:00pm – 8:00pm (see more below and enclosed flyer)*
- 3) *Annual House Inspections – Starting January 9th - The Annual Inspection Team will be performing their inspections of each and every residence(see more below)*
- 4) *Don't forget, starting January 2013, your monthly assessment is \$182.00.*

Happy New Year to all of our resident's here in Citrus Glen! As you can see, we are off to a busy start for 2013. Be sure to mark your calendars with the above dates. Please read this newsletter thoroughly as it contains a lot of information that is very important to each and every homeowner. We will be sending out flyers at various times over the next few months so "please" keep an eye on the tube next to your mailbox so you are up to date with everything going on. You will also be receiving, via the US Mail, information and forms from Tracey Ryan, Project Manager from Envera Systems regarding the installation of the New Virtual Gate Guard System. Pay "close attention" to her correspondence as it will contain valuable information for all of the residents so each one is prepared when the new system starts to go live in February.

Voting on the New Community Documents: By now everyone has received a copy of our New Community Documents. These New Documents represent several years of work to help bring the framework for our community up to modern standards. These documents represent the final version of the community's input, they address a number of concerns expressed by our residents and reflect documents that will allow our community to move forward while following the laws as set forth by the State of Florida. The voting for these documents will probably be the single most important vote you will cast while being a resident of Citrus Glen. We need "everyone" to **please "Approve" these documents by signing your proxy called "Limited Proxy for Amendments"** that was a part of the package you received in the mail. Please either turn this proxy into the Office at the Clubhouse or mail it back in the self addressed stamped envelope that was included in your package. Even if you plan on being at the meeting, please go ahead and complete your proxy and return it in advance. We need to make sure we have a quorum for this meeting and doing your part will help us to assure we can conduct this vote and meeting.

Voting for 3 New Board of Directors: Part of the package you received in the mail was the "**General Proxy for Election**". This proxy is used to designate an individual to vote on your behalf for New Candidates for the Board. If there is any chance that you will not be in attendance at the Annual Meeting, please complete this form and mail it in or turn it in to the office. To conduct the Annual Meeting we must have a quorum of residents either in person or by proxy. A quorum in our community is app. 60 residents so it is very important that we have your completed proxies if you are not going to be in attendance at this very important meeting.

So far we have 2 Candidates running for the Board, Ron Clare and Steve Carl. We have 3 positions coming open on the board. As you see, we are one short at this point.

If you would like to run for the board, please complete the form on the back page of this newsletter or send us a written request just simply stating your name & address and provide a brief history about yourself and why you want to be on the board. Please send this information to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL 33436 or drop it off at the office in the Clubhouse.

Additionally, you can also go online to: www.Citrusglen.org and click on "Contact Us" and submit your information there. If you submit your nomination online, you will receive a confirmation of your submission within 24 hours. If you don't receive it, please let us know so we can make sure we receive your nomination.

Virtual Gate Guard: During the month of January you will be seeing construction going on at the Main Entrance. Please drive carefully as there will be various workers in and around the gatehouse and we don't want anyone getting hurt. By the end of the month, our New Cameras will be in and fully operational. The cameras will be capturing all individuals entering and exiting the community including their vehicles, license plates and the faces of all people who pull up to the New Kiosk in the Guest Lane.

Orientation Training will be held at the Clubhouse on January 24th at 5:30pm. and 7:00pm. Each class will last for app. 1 hour and we encourage each resident to attend one class. You will learn more about the use and functionality of the New Entry System, How to create your Guest list Online or by Phone and much more. We will also have a couple of Computer Terminals set up to help you with any questions you may have. **By the beginning of early February, guests will no longer be using the existing Call Box or Gate Code System. It is very important to make sure you do your part to be ready for the New Virtual Gate Guard Entry System. We will be sending out more updates as we determine the exact date when the new system will be going live.**

Note: If you are a Landlord, make sure you attend one of the Training Classes. How a Tenant adds a Guest to the Guest List is different than how a homeowner will be adding them.

Annual Inspections: We live in a community that is 20+ years young and it looks great. We always hear from New Residents and Realtors that one of the main things that draws people to our community is how great our community looks. Prospective buyers and guests are impressed with Citrus Glen the moment they first drive in. This takes the effort of each and every resident to keep their home maintained and also the association to keep the grounds of the community looking good.

The Annual Inspection Team will be performing their inspections of each and every residence starting **January 9, 2013**. This is a non-invasive inspection that occurs by a designated team of people walking down the street and making notations of items they see that may be in need of improvement and/or repairs on your home. Each and every person on the team must agree on each item they find. In the event there is an item they cannot all agree on, it will be turned over to a secondary team to make a determination if that item should be placed on your "To Do List". Once all of the reviews are completed, you will receive a letter in the mail letting you know if your home passed the inspection or if there were any items found that need your immediate attention.

Here is a list of the items they will be looking for: House Condition; Fascia Board; Front Entrance; Roof Condition; Garage Door; Mailbox Condition; Rear House; Patio / Awning; Screen Condition; Driveway; Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall). Take a look and see if any of these items are in need of repair, cleaning, painting, replacing, have mold or mildew on them, etc. Nothing like having the answers to the test "before" the test! Please let us know if you have any questions.

Parking: The last thing the association wants is for you to come outside and find your car missing because it has been towed away. Please remember, there is parking on the sidewalk side of the street only. Many people don't understand the reasoning for this. If there are cars parked on both sides of the street, Fire Rescue vehicles will not be able to squeeze between cars if they are parked on both sides. Every minute counts when your loved one is waiting for an Ambulance and you don't want to be the one that was the cause for something happening because the rescue was delayed. Additionally, no parking on the streets at all between 2:00am – 6:00am. "Anytime" between those hours and there is a good chance your car will be missing the next morning. Parking on the grass, even one wheel is cause for a vehicle to be towed away. Simply make sure all 4 wheels are parked on the road at all times.

Have a great month and thank you for your 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.

Clubhouse Activities

Pool Class: We have Pool Classes on Monday, Wednesday and Friday at 9:00am. They are designed for people of all ages. Our pool is heated year round so come on down and check out the classes and meet your fellow neighbors. Swimsuits are required!

Yoga Class: There is also a Yoga and Meditation class on Wednesday evening at 7:00pm. Once again, it is designed for people of all ages, people of all sizes and even for people who have physical limitations. I have heard this is an awesome class and people are enjoying it and wanting more. If you're ready to relax and rejuvenate, stop on by Wednesday evenings.

How about a Bridge Game: Yvette Cohen is looking to get some Bridge Players together. If you are interested, please contact Yvette at 561-737-3131 or via e-mail: yvettecohen@att.net. What a great way to relax and meet some of the great resident's here at Citrus Glen.

Monthly Board Meetings: I have to admit, it's probably not as much fun as the above activities but it is a great place to learn more about what is going on in "your" community. They are held the last Tuesday of each month at 7:30pm. Remember, if you want to speak at the monthly meeting on a particular subject, please be sure to let us know preferably 7 days in advance so we can place it on the agenda. The agenda is placed in the Glass Case in the Clubhouse several days before the meeting and also e-mailed out to everyone that is on the e-mail list.

HANDYMAN/PRESSURE CLEANING SERVICES

LICENSED & INSURED CITRUS GLEN RESIDENT
WE DO EVERYTHING BILL 561-352-9391

Housecleaning Service

Are you looking for weekly, or monthly housecleaning services? Maybe you need some help to get things cleaned up for the Holidays? Call Marv! 561-283-5685

(Comes with Citrus Glen References)



JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!!
TUESDAY JANUARY 29 TH



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

Anjum Rashid,
**Independent Beauty Consultant
with Mary Kay Cosmetics,
is offering a Complimentary Facial!**

(No obligation to buy.
Mention this ad for a special discount.)
Call/ leave a message any day of the week,
(Citrus Glen Resident)

Res. 561-292-3188 • Cell 863-207-5877
Or visit website 24/7: www.marykay.com/arashid1

Barbara Muse, Realtor

CENTURY 21 Tenace - 561-734-0178
or email me at Barbara@barbmuse.com.

"PHOTOGRAPHER"

(Citrus Glen Resident)

Weddings & Special Events • Family Portraits & more

Mention this ad for special rates

Call Paulette (561) 742-1020

LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED
LIGHTHOUSE POOL

MAINTENANCE SERVICE INC.

BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657

Judy Angelovich, Realtor New York & Florida

Licensed Real Estate Broker

14 years experience working with home
buyers & sellers

Coldwell Banker, Boynton Beach

Citrus Glen Resident
JmaRealEstate@aol.com
(954) 789-9099

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.

NEW GATE ENTRY SYSTEM – IT'S FINALLY HAPPENING!

After all of this time, we are finally starting to prepare for the installation of our New Gate Entry System. This is going to require information from each and every resident. You will be receiving "confidential" forms to complete asking you for items like your name, address, contact information, etc. You will also be asked for a "Guest List". This may consist of people who normally come to see you, relatives, maybe your housekeeper, yard person or anyone else that you would like to have on your guest list. There will be more instructions with each document you receive along with a contact name and number of someone you can call to ask questions. It is very important that you attend the Training Class on January 24th and complete these forms otherwise you will feel lost when the New System is installed and your guests will not be able to access the community.

Here is what is happening: All New Cameras will be installed that will capture all cars and license plate information entering and leaving the community. **Residents will still enter like they normally do using their clickers.** Guests will pull up to a Kiosk that will be located where the Call Box is located today. They will hear a brief recording and shortly afterwards be greeted by a live person from a remote central guard station. They will be asked who they are here to visit and what their name is. During this time, their face, their car and their license plate information is being captured by cameras. The remote guard will determine if they are on your Guest List and if they are, they will be let in automatically. If not, you will be contacted at the phone number or set of phone numbers you have designated on the form you previously were asked to complete above. Once they contact you and you verify the guest, they will be let in. If not, they will be turned around. This is just a quick highlight of how the system will work. Please go to our web site www.Citrusglen.org and click on "Virtual Guard" where you can learn more. Keep an eye on the "Updates" Section for current information. If you don't have a computer, don't worry, you will have plenty of opportunity to ask questions at the Training Class.

January 2013 Elections

Please complete if you would like to run for the Board

Name: _____ Lot Number: _____

Phone Number: _____

E-mail Address: _____

How long have you lived in Citrus Glen? _____

Reasons you would like to run for the board: (Attach an additional sheet if necessary)

Brief History about yourself: (Attach an additional sheet if necessary)

Board and Working Committees and Activities During 2013

BOARD OF DIRECTORS

Bob Foster, *President*
Carolyn Hall, *Vice President*
Treasurer
Chris Aromandi, *Secretary*
Director

Architectural Advisory Committee

Carolyn Hall, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

Scott Straleau, *Board Liaison*
Pris Neulander, *Chairperson*
Arlene Aslanian

Technology

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

Fines Committee

Scott Straleau, *Board Liaison*
Bonnie Valentino, *Chairperson*
Mike Kirby
Bob Moreno

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Monique Owens
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

**Welcome Interview/
Clubhouse Activities**
Inez Guglielmo



**Envera Systems will secure
& protect Citrus Glen
beginning early February!**

RESIDENT ORIENTATION

Envera will be at your community Clubhouse to provide training on the new Virtual Guard Kiosk System and answer any questions regarding the new security.

Day	Orientation/Training	Location
Thurs, Jan 24 th , 2013	5:30-6:30pm 7:00-8:00pm	Clubhouse

A letter will be mailed to all homeowners prior to Orientation with more important details, including your account login information to www.myenvera.com where you can register temporary and permanent guests for your gate.

Properly registered tenants will also have the ability to manage the unit's guest list.

ABOUT ENVERA SYSTEMS

Envera Systems focuses strictly on the unique needs of gated communities, homeowners' associations, condominium associations, and community development districts. Envera currently secures hundreds of gate points, access control entry points, and amenities such as clubhouses, pools, and parks. Envera's state-of-the-art central station operates 24 hours a day / 365 days a year, protecting the assets of communities and efficiently screening visitors at Envera protected communities. Please visit our website to learn more and be sure to check out the videos! www.enverasystems.com. You can also learn more by going to www.Citrusglen.org and clicking on "Virtual Guard".