



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
JANUARY 2014

"Happy New Year! It's going to be a Great Year!"

Annual Member's Meeting - This very important meeting will be taking place on Tuesday, January 28, 2014 at 7:30pm at the Clubhouse. In order for this meeting to be held we must have a quorum of our resident's either in person or by proxy. You will soon be receiving your General Voting Proxy in the US Mail and it is very important that you complete and return it to the office in the Clubhouse. This will allow the proxyholder to cast your vote in the Election of Directors. Even if you plan on being at the meeting, please complete the General Voting Proxy and turn it in just in case something comes up and you determine at the last minute you won't be able to make it to the meeting.

There will be 2 positions that will be up for nomination. Chris Aromandi, our current Secretary and myself, Bob Foster, current President, are due to depart the board. After much consideration and much coaxing by the residents of Citrus Glen, I plan on running for the board again if the residents choose that is what they want. Chris has also said he will run for the board again. I feel this board has made some major improvements to our community, not only aesthetically but I also feel we have succeeded for the most part in changing how the community feels about the board. I feel that our positive actions are noticed and appreciated by the majority of residents of Citrus Glen.

With that being said, I strongly encourage more residents to run for the board. I strongly encourage change. Change in the right hands can be a good thing. We have all read stories in the past about HOAs. Being a board member is not for the faint of heart. It is a thankless job and one you must want to do and devote yourself to. It does come with great rewards when the decisions you make result in a positive change in your community.

Any Owner who wishes to serve on the Board of Directors may nominate himself or herself as a candidate from the floor at the Annual Meeting.

The community is looking great: We have completed a bunch of projects and there are still a few left to complete. The New Street Signs are scheduled for installation in January and these new signs will be a welcome change to the old dilapidated ones that exist today. The New Signs will last for years to come.

We are completing the final count of road damage caused by the City of Boynton Beach and we will be working with the contractor on getting them all repaired. The city is working with us on covering the costs for these repairs.

Gate Clickers: Our community is 20+ years young. The Remote Control devices you use to enter through the "Residents Lane" (also known as "clickers") have had the same programming code for all of these years. This means everyone and their brother, sister, former residents, tenants, etc. have free access to our community. With our number one concern always being the safety of our residents, we have decided to change the programming of everyone's clickers to a new programming sequence. **YOU DO NOT HAVE TO BUY A NEW CLICKER!**

We will reprogram your existing clicker that you have previously purchased from the community. As soon as we do, it is ready to use. Effective April 15th, the existing programming codes will no longer work. That gives you until then to have your existing units reprogrammed. Once again, just so there is no confusion, both the old code and the new code will work until April 15th. We will only reprogram clickers that have been purchased through the community. If you have purchased a generic clicker or you have it programmed into your cars system, you are responsible for reprogramming these items.

How do you go about getting your clicker reprogrammed? Only residents and tenants are eligible. If you have given clickers to your workers, you will need to get them back and bring them in for reprogramming. Please bring proof of residency with you when you show up. Starting Tuesday, February 4th, you can bring your clicker to the office on Tuesdays and Thursdays between 9:00am and 11:00am and Scott or myself will reprogram them for you. Please be patient if there are multiple people waiting to have their units reprogrammed. It will take app. 2-3 minutes to reprogram each device. Additionally, we will be available the following Saturdays at the Clubhouse from 9:00am to Noon: Feb. 8th, Feb. 22nd, March 8th and March 22nd. If for some reason you find that you cannot make any of these times, please contact us and let us know and we will make special arrangements to meet with you. Please contact me via e-mail at: CGPresident@Comcast.net or phone: 561-596-5960. Once again, the association will be reprogramming only those devices that you

purchased from the association at some point in the past. We will be testing your clicker before any reprogramming is done. If your clicker does not work when you bring it to us we will not be able to reprogram it. If you decide it's time for a New Clicker, new clickers are available for \$30.00. As long as your existing clicker is in working order, there is no need to buy a new one unless you want to. Your clicker will be retested upon completion to verify proper programming.

Once this reprogramming is completed, this will reduce the number of people who have access to our community to only those that are supposed to have access. This project will require the assistance and patience of all of our residents to complete. Scott, myself and several volunteers have offered up their time to help us complete this task as we feel it is something that is long overdue. If we still have the same system in 5 years, I would recommend that it is done again at that time.

One more thing while I am thinking about it, many of you have noticed that you have to slow way down and get close to the Residents Gate for your opener to work. This was done intentionally as we had many cars going through the gate at a very high rate of speed. After witnessing a young child almost get hit by one of these vehicles and also another instance where a resident almost hit a guest entering, I felt it was time to do something about it before someone got hurt. After consulting with some gate manufacturers, we made some modifications to the gate. I have since monitored the situation and verified the gate is operating fine and cars are able to enter as the system is designed for.

A&E Volunteers: We are in need of volunteers for the A&E Committee. This is the committee that approves your applications for items like New Fences, Color choices when painting your home, Roof Tile choices when reroofing your home, Annual Inspections, etc. We have 2 positions available. If you are interested, please complete the form on the back page of this newsletter and turn it into the office at the Clubhouse. Once we receive the application I will contact you and tell you more about the position. I would like to thank you in advance for volunteering for your community.

Annual Inspections: Don't forget, Annual Inspections will be taking place this month. We have created a New Inspection Form and hopefully you find it much easier to read and understand. Please take a few minutes and go outside and take a look at your home and see if your home is in need of any repairs or touch ups. Here is a list of the items on the list: House Condition; Fascia Board; Front Entrance; Roof Condition; Garage Door; Mailbox Condition; Rear House; Patio / Awning; Screen Condition; Driveway (including the apron); Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall; Bronze or White Window Frames, etc. 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. Please let us know if you have any questions.

Monthly Assessments: As you are aware the 2014 monthly assessment is \$189.00 per month. For those of you on automatic withdrawal, the bank only deducted \$182.00. They will be correcting this mistake in the next week so don't spend this money yet! Only residents that are not on automatic withdrawal will receive a payment/coupon book. These books are mailed out by the bank the association does business with. In the event you have not received your book yet, your payment is still due as normal.

Board Members: I know I have touched on this before but I would like to hit on it again. Board Members are "volunteers" of the community. They do not get paid, they do not get any special privileges, they have to maintain their house and pay their assessments just like you, etc. Board Members are not a group of people to be considered as "us against you" nor are we to be considered the person you decide that you decide to take your frustration out on just because you left your car parked in the road overnight or maybe you failed to maintain your home or maybe you're upset because you got a letter from the attorney because you failed to pay your maintenance, etc.

First, you voted us in and entrusted us with the running of "your" community to make sure it was run properly, kept up properly and to make sure the Property Manager does his job. We dedicate our days and sometimes nights to working in our community. Nobody ever sees a lot of what we do. We oversee every bid and project to make sure we are getting a quality job at a fair price. We enforce the Bylaws and Covenants that were voted in by you. We don't take sides or take offense or hold grudges, we just simply follow the laws, bylaws, covenants, rules and regulations and enforce them accordingly.

In the event you don't like the job we are doing, there are ways to have us removed from office. The easiest way is to show up at the Annual Meeting and vote in someone new. If you're not going to do that then all we ask is that you show us some respect. Treat us like your neighbor. Let us walk our pets without having to hear about all the things that you don't like. We should be able to enjoy the community also. If you have a complaint, e-mail or call us and set up a time to have a one on one meeting to discuss your issues. Be professional, courteous, no need to holler, we can hear just fine, be respectful and you will receive our respect back. We work hard for "you" and a little appreciation would go a long way.

I look forward to seeing everyone on January 28th at 7:30pm at the Annual Members Meeting!

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!**

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MONTHLY MEETING
DON'T MISS IT!!
TUESDAY JANUARY 28TH**



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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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&E Committee

Please complete if you would like to
Volunteer for the A&E Committee

Name: _____ Lot Number: _____

Phone Number: _____

E-mail Address: _____

How long have you lived in Citrus Glen? _____

Reasons you would like to be on the committee: *(Attached an additional sheet if necessary)*

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

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS month-ending December 31, 2013

Five Properties For Sale in Our Community

Short Sale List Price \$233,000 – 3BR/2Bath/2-Car Garage

List Price \$235,000 - 3BR/2Bath/2-car Garage

List Price \$249,900 - 3BR/2Bath/2-Car Garage/Pool

List Price \$295,000 - 3BR/3Bath/2-car Garage/Pool

List Price Increase \$299,000 - 3BR/2Bath/2-Car Garage

One Property Under Contract:

List Price \$250,000 - 3BR/2Bath/2-Car Garage/Pool

Seven Homes Sold in the Past 6 Months through MLS:

Sold November 18 for \$226,000 – 3BR/2Bath/2-Car Garage

Sold October 10 for \$223,500 – 3BR/2Bath/2-Car Garage

Sold September 23 for \$242,500 – 3BR/3Bath/2-Car Garage/Pool

Sold September 20 for \$176,000 – 2BR/2Bath/1-Car Garage

Sold September 13 for \$235,000 – 3BR/3Bath/2-Car Garage/Pool

Sold August 15 for \$200,500 – Short Sale 3BR/2Bath/2-Car Garage

Sold June 6 for \$200,000 – Bank Owned 3BR/2Bath/2-Car Garage

~ *Thinking of buying or selling?* ~

~ *Call me with any Real Estate questions you may have.* ~

Judy Angelovich, Realtor & Citrus Glen Resident

Associate Broker,
Coldwell Banker Residential Real Estate

JmaRealEstate@aol.com
(954) 789-9099

Board and Working Committees and Activities During 2014

BOARD OF DIRECTORS

Bob Foster, *President*
Ron Clare, *Vice President*
Barbara Villeda, *Treasurer*
Chris Aromandi, *Secretary*
Steve Carl, *Director*

Architectural Advisory Committee

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

Landscape and Property Improvements Committee

Barbara Villeda, *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

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