



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
JANUARY 2015

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

**\*\*\*IMPORTANT NOTICE\*\*\***

***We have had multiple cars broken into recently. Please be aware of any unusual activity and report it to the police.  
Please make sure you lock your cars!***

**Annual Member's Meeting-** This very important meeting will be taking place on Tuesday, January 27, 2015 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 proxy holder 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 3 positions that will be up for nomination. Steve Carl is due to depart the board but we're hoping he decides to stay on for another term. Steve has been a great asset to the board and the community. There are two more positions available from where the people that served in these positions sold their homes. Bob Moreno has been filling one of those positions and we would love to see Bob stay on. Hint, hint Bob! Bob is a past 3 Term President and brings a wealth of knowledge and commitment to the board. George Kamel and Jill Connolly have both decided to run for the board. George has been a resident of Citrus Glen since 2011, first being a landlord and renting his house out and then he moved in during the past year and Jill recently moved in to Citrus Glen in October. I feel both will be good candidates for the board. Chris Aromandi, current Secretary and myself still have one year left on the Board.

I encourage more residents to run for the board. 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. In the event there are only enough nominees to fill the current positions, no vote will be necessary.

**Annual Budget:** Copies of the 2015 Budget have been mailed out to each residence. If you did not receive yours and would like a copy, please let us know. It's amazing what all goes into doing an Annual Budget. Every line item has to be reviewed to determine what was done in 2014 and what will be needed for 2015. We look at areas that we can make cuts in and what areas do we need to make investments in. Additionally, you have to consider the life expectancy of certain items, estimate what price increases we may face in 2015 and then run the numbers and see where we stand. The most important thing we keep in mind while doing the annual budget is making sure that we always make our decisions based on what we feel is in the best interest of the community. Once we have completely analyzed the history and predicted the future, we run the numbers and come up with a bottom line amount.

Due to non-compliance by certain residents in 2014, we had a unusual high amount of legal fees. These legal fees will hopefully subside in 2015. Like I mentioned in a past newsletter, the residents of Citrus Glen have 100% control over how much is spent on legal fees.

As many of us have learned with our own residence, the older the house, the more it cost to maintain. Our community is the same way. We exert great effort in keeping our community maintained. I believe the majority of you reading this newsletter would have to agree our community is looking good!

Moving forward we will be continuing to improve our community which should continue to result in an increase in home values along the way.

Last, as we all know by now, we had to increase the budget by \$54.00 per month for the improvements to the Drainage System. It will take 10 years to pay for this project. This project will be a large undertaking and sometime in the 1st or 2nd quarter of 2015 you will see this process being started. Once the project starts, the contractor will remain on site until the project is 100% completed. By the end of 2015 we will have a full breakdown of all costs that were incurred. Every resident will receive a complete breakdown of those costs.

For those of you paying a Lump Sum you will need to sign a special document at time of payment. This document can

be found on our web site at [www.Citrusglen.org](http://www.Citrusglen.org) under "Documents and Samples". The document is called "Lump Sum Payment Form". Remember, all lump sums payments must be received no later than February 28, 2015. We cannot accept any lump sum payments after that date.

Bottom line, for those of you paying the Lump Sum as discussed above, your monthly assessment for 2015 will be \$191.00 per month. For the remaining residents, your monthly assessment will be \$245.00 per month for 2015. All coupon books were mailed out showing your assessment at \$245.00. If you are already on Auto Pay, your deduction will automatically go up to \$245.00 per month and you will not receive a coupon book.

**\*\*\*IMPORTANT\*\*\***- For the residents paying Lump Sum, please expect some confusion regarding coupon books, the changing of your monthly assessment from \$245 to \$191, etc. As you can imagine this is a huge undertaking for our accounting staff and banking team. Within 30-60 days after making your Lump Sum payment everything will get balanced out. Between Scott and myself and our accounting team we will be following through on each and every issue until it is resolved. While it seems like a simple task, there are a lot of nuts and bolts in the process to make these changes and track them accordingly. If you should incur any issues please e-mail me at: [CGPresident@Comcast.net](mailto:CGPresident@Comcast.net) and let me know what problem you are incurring. We need all issues documented in writing so if you don't have e-mail access, please send us a letter to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL. 33436 or drop it through the mail slot at the clubhouse. Having everything in writing will make it faster for us to track down the problem, resolve it and get back to you once it is resolved.

Additionally, there is a form on the back page of this newsletter that you can use to let us know of any problems regarding this transition from \$245 to \$191.

**Annual Inspections:** Don't forget, Annual Inspections will be taking place this month. We are in the process of creating 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.

Once inspections are completed, letters will be sent out letting you know what is need of repair. At that point you will have 30 days to complete the stated repairs. If you should have any questions, please contact us so we can clarify any questions you may have. A re-inspection will be performed after the 30 days has passed. At this point you will be sent a 2nd letter advising you of any outstanding items. You will be given 15 days to complete the items on this list. In the event you have a situation that may require an extension, you will need to submit a request for extension **in writing** and each request will be reviewed. You will be notified if your request has been approved or declined. Please be sure to include your e-mail address if you have one.

Once the 15 days has passed a re-inspection will be performed and any homes that have failed to make the requested repairs stated in the two previous letters will be sent to our legal counsel. At this point you will incur all legal fees, costs, etc. until your property is brought into compliance.

**Thank you!**- On behalf of the community I would to thank our volunteers Alex and Juliana of Citrus Trails Circle and Louise and Rafael of Disc Drive for decorating the entrance with the Christmas Lights. Additionally, I would like to apologize for the electrical issues we incurred that caused the lights to not always be on. They are on GFI Outlets and the outlets kept tripping. We attempted to correct the issue to no avail. We will work on the issue during the upcoming months so we can have decorations in and working for 2015. Rafael and Louise are tenants here in Citrus Glen and I was impressed that even though they are renting they still volunteered their time to perform this tedious task. Thank you again to all 4 people who took on this task. It was much appreciated.

**Need Landscaping:** After 16 years of living here in Citrus Glen I recently had my landscaping redone in my back yard. A company by the name of "Sanctuary Gardens" (same company who did the entrance) came in and created a Tropical Paradise for us. They brought in stone work, rocks, trees, boulders, etc. and their work was impeccable, on time and they were in and out in 2 days. My backyard is absolutely gorgeous. I would highly recommend this company to anyone who needs landscaping work performed. You can contact them by calling Jorge at 954-931-8959. Looking out the windows of our house makes us feel like we are at a beautiful resort on a Tropical Island. Upon completion they even pressure cleaned everything and left the patio looking great. On a scale of 1-5, I would give them a 5+!

I look forward to seeing everyone on January 27th at 7:30pm at the Annual Members Meeting!

*Bob Foster*      [CGPresident@Comcast.net](mailto: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)



**ACUTTING HEDGE**

Landscaping & Lawn Maintenance  
Hedges & Tree Trimming

Rates starting at \$40.00 per month for Residents

**561-351-9421**

**Gilles Rochon**  
Licensed & Insured

Email: [info@acuttinghedge.com](mailto:info@acuttinghedge.com)  
[www.acuttinghedge.com](http://www.acuttinghedge.com)

JOIN US AT THE NEXT MONTHLY MEETING

**DON'T MISS IT!!**

**TUESDAY JANUARY 27TH**



## 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.

## 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>

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

For those paying for their share of Drainage Repairs  
via "Lump Sum Payment":

Please complete this form if you incur any issues  
regarding the change in monthly assessments

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

Lot Number: \_\_\_\_\_ Date \_\_\_\_\_

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

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

Do you pay your monthly assessments by Check or Auto Withdrawal?

Check: \_\_\_\_\_, Auto Withdrawal: \_\_\_\_\_

Date you paid "Lump Sum Payment": \_\_\_\_\_

Check #: \_\_\_\_\_

What issue(s) are you incurring?  
\_\_\_\_\_  
\_\_\_\_\_

**Neighborhood Real Estate Watch ~ by Judy**

**"Citrus Glen Real Estate Activity"**

As reported in MLS month-ending January 2, 2015

**One Property For Sale in Our Community**

List Price \$255,000 - 3Br/2Bath

**One Property Under Contract:**

List Price \$298,700 - 3BR/2Bath/2-Car Garage/Pool

**Nine Homes Sold in the Past 6 Months through MLS:**

- 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

~ 15 Years Experience Working with Buyers & Sellers ~

**Board and Working  
Committees and  
Activities During 2015**

**BOARD OF DIRECTORS**

Bob Foster, *President*  
Chris Aromandi, *Secretary*  
Bob Moreno, *Director*  
Steve Carl *Director*

**Architectural Advisory  
Committee**

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

**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*

**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)**