



Orange Peel

CITRUS GLEN NEWSLETTER

JULY 2013

President's Message

"Welcome to Summer – The Pool feels Great!"

It's that time of year!: Summer is here, the Florida sun is upon us and people are enjoying their pools along with the Community Pool. We have to remember, what we do at home in our pool, we may not necessarily be able to do at the Community Pool. I have heard from people that the rules at the pool are made by a bunch of "Old Farts". I want to let everyone know you may be right! But it's not the "Old Farts" in this community that are making them. They are handed down to us by the State of Florida. The Health Department and our Insurance carriers make sure we have the necessary signage in place and occasionally inspect the property to make sure the rules are being followed. In the event they find violations, they can shut down the pool, cause us to lose our insurance, raise our rates, fine us or any combination of the above. I know I wouldn't want to be the one that caused the Community Pool to be shut down so that nobody could use it or cost the community thousands of dollars in fines and/or higher insurance rates that would then come out of everyone's pocket. Please review the rules next time you are at the pool and follow them accordingly for the wellbeing of all of the residents in Citrus Glen.

I have recently been receiving telephone calls reporting people at the pool after dusk and have had to go down and ask people to leave. I don't enjoy having to do that but I understand the consequences if we don't. If the violations continue we will be forced to have monitoring equipment installed and that will cost everyone. While it will be minimum, it is unnecessary if we can just follow the rules that the "Old Farts" put in place for "all" of us.

The pool and clubhouse are there for everyone to enjoy and I hope that everyone has a safe and enjoyable summer and it is not ruined by a selected few. Also, please remember there are neighbors around the pool area that have the right to enjoy their homes without listening to screaming and hollering. Please respect that while you are using the pool.

Lots of budgeted improvements are happening: We have a lot of great things happening here in Citrus Glen! We are going to need everyone's patience and cooperation to successfully make it through them all. As things are accomplished, you will see our community taking on a Nice Clean Newer look. Ok, leading the improvements is the yearly tree trimming project. C&F, our current landscaping company has already started the trimming of the Palm Trees and they are doing a beautiful job. Remember, this is the year we are only trimming the Palm Trees. Next year the hardwoods will be reviewed and trimmed accordingly in addition to the Palms.

Next up, the painting of the Clubhouse and Gatehouse are due to get started on or around July 15th. This may require the Main Entrance to the community to be shut down for a day while they paint the Guardhouse and the Clubhouse to be shutdown for several days. There will be plenty of signage and caution tape making you aware if they are closed. We are hoping during the month of July to begin the repairing of the sidewalks. An inspection was completed, a map has been made, pictures have been taken and we are waiting for project pricing to come back from several contractors. This will require those of you who walk to avoid the sidewalk construction areas while they are being repaired/replaced.

The next project will require the assistance of every resident in Citrus Glen, the resealing of the roads. We will also be restriping and installing new road reflectors. You will all be receiving more information on this as we get closer to doing this project which we are hoping to begin sometime in August. This project requires roadways to be shutdown, some to be partially shutdown, cars to be parked in front yards, etc. If you drive through the wet sealer you will be responsible for the repair and the clean up. The good news is that it will be well marked and there will be no reason for this to happen. We will just need your patience for a few weeks and then we will be good for app. 5 more years.

People ask, why do we reseal the roads? We do it to preserve the structure of our roadways so we don't have to repave them any earlier than necessary. All 3 companies that bid the project were in agreement that our roadways are in good shape and they could tell we had done a great job maintaining them over the years. Good Maintenance puts money in all of our pockets! Instead of spending app. \$200,000 to repave, we are able to spend app. \$32,000 to reseal.

The last project that will happen before the end of the year will be the installation of all new road signs. Our signs are ratty looking, leaning over and are in dire need of replacement. Some of them can be removed as state laws no longer require them, some can be combined so they are not so gaudy looking, duplicate and triplicate signs in some cases will be removed, etc.

When it is all said and done, our community will be in good shape and the home values will be affected in a positive manner. It is a lot of work achieving all of this so please cooperate with us, have patience and know the end result will be a positive result for all. This is just the work that is slated for between now and the end of the year. Come January 2014, a New President will be elected and it will be up to the New President and the Board Members to determine what the best pathway for Citrus Glen is.

Please make sure while there is construction going on to please support the workers who are performing this work and be aware of their presence. We don't want anyone get hurt at any time.

Lake Worth Drainage District at next Board Meeting: Good news, Scott has arranged for a gentleman from the Lake Worth Drainage District (LWDD) to be at our next Board Meeting. He will be there to explain the facts about flooding, the importance of maintaining and testing our "Weir Valve" (this is the valve we open to lower the lakes) and answer any questions you may have. We're very fortunate to have this opportunity especially during Hurricane Season time so "you" can better understand what to expect regarding flooding and what can and can't be done. LWDD is a very important "partner" of ours so let's give them a big Citrus Glen welcome. Notice I said "partner". A partner is someone who is a part of a team. They are a part of our Hurricane Disaster Team. They can make the difference of flooding or no flooding during a storm. As with any "partner", we want to give them the respect they deserve. Put this very important date on your calendar- Tuesday, July 30, 2013 at 7:30pm at the Clubhouse. While we will still be conducting our normal meeting, I will schedule it so this gentleman can speak first, then the audience can ask questions and then the board can move forward with their meeting after that.

6 months until the Election of Board Members: I just wanted to take a few minutes and start reminding everyone that there will be 2 positions available on the board at our next election in January of 2014. The terms for Chris Aromandi and myself will expire. I don't know if Chris will be running again or not but I hope he does. Chris brings a nice level headedness to the board and after serving with him on the Document's Committee and the Board, it would be a great loss to the board if he doesn't run. As far as myself, I never realized what all it took to be the president of a great community like ours. It is a serious position that requires yourself to be available days, nights, weekends, holidays, etc. You have to have a thick skin, seriously care about people, work with the property manager multiple times a week, work with our legal team, keep an overall eye on everything, etc. Bottom line, if all you're looking for is a title, please don't run to be president. While I have not fully made up my mind if I will run again, I am leaning towards not running as I feel it is good for a community to have a change in leadership every few years. If we have a Board Member who would like to be President, please let me know and I will start working with you now to make that transition a lot easier. If you are not on the board but have considered being President of our community, I would love to meet with you and share my experiences with you. Then if you would still like to do it, I would love to work with you and help you so you're ready on Day 1. While it is up to the Board to decide who the next President will be, typically not many people want this position and all of the responsibility that goes with it. If you would like to run for President, please e-mail me at: CGPresident@Comcast.net and include your name, address and a way to contact you. If I do retire, I feel I am leaving the community in good condition and have some thoughts about what the next years should hold for our community.

Hurricane Season: Check out our new "Hurricane Preparedness" page at www.Citrusglen.org

I have seen some of our neighbors out getting prepared. Good Job! I had our maintenance team go out and buy the necessary wood and supplies it will take to board up the Gatehouse as we don't want to be trying to buy this at the last minute. Have you been getting ready? In addition to this, be sure to look at the back page for some more ideas.

I have been busy working on the first ever Citrus Glen Hurricane Preparedness Web Page. Simply go to www.Citrusglen.org and click on "Hurricane Preparedness". You will find a lot of great information: What to do Before, During and After the Storm, Grocery Stores, Building Supply Stores and Gas Stations that have backup power supplies and should be open even if their main power is down, etc. There are many great links to places like the National Hurricane Center, my favorite- "Wunderground Weather", Florida Power and Light, AT&T, Comcast, Boynton Beach, etc.

Volunteers- We need volunteers to help both Before and After a Storm. There is a simple form on this same page if you are interested in volunteering your time in the event we need it.

Disclaimer: Do not depend only on the information provided in this or any future newsletters. It is up to each individual person to obtain the necessary information and supplies they feel they need to weather a storm.

Where do I look when I need work done?: The first place I look when I need work done on my home is the Newsletter and the Citrus Glen Web Site. You may have noticed we have a few advertisers in our newsletter who pay to advertise in our newsletter. We have managed to eliminate the cost of the newsletter to the community and it has actually become profitable. The extra money, while it may be minimal, helps to keep our Monthly Assessments as low as possible.

In order to advertise in our Newsletter, you must have performed work for at least one of our residents and they must be happy with the work performed. Our two advertisers, "Dennis Nelson Realty" and "A Cutting Hedge" have both performed work for multiple residents. I recently starting using "A Cutting Hedge" to maintain our landscape in my backyard and I'm very pleased with the work performed. Additionally, whenever I want extra work performed, I just simply e-mail them and it gets taken care of. If you are looking for a very reliable company to perform landscaping work, lawn cutting, etc., call "A Cutting Hedge" and ask for Gill. (see their ad in this newsletter). Out of all of the people I have used to maintain my yard, I am the most pleased with A Cutting Hedge and highly recommend them.

Until next month, be safe, stay dry and keep on being a Good Neighbor!

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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HURRICANE SURVIVAL TIPS

(continued from last newsletter)

First Aid Kit: I know this sounds like a basic item but a First Aid Kit can make the difference of having to go to the Emergency Room or having the right supplies and possibly saving yourself a trip. Keep in mind, you need to think of yourself first and then those around you. This is not being selfish, this is being smart. After a storm blows through many neighbors are out doing things they are not accustomed to doing. Along with that brings a certain amount of opportunity of getting hurt while they may be operating a Chain Saw, Picking up debris, broken glass, etc. While you don't need a fully equipped Paramedic Unit, you do need a kit that consists of more than just a few Band-Aids and a little bit of gauze.

Gasoline: Don't wait until the last minute to go out and fill up your cars before a storm is due to strike. If you wait, you may find yourself waiting in long lines and right before a storm, stations start to run out of gas. Be pro-active, buy your gas in advance, you will use it. If you are buying gas for a generator or buying it in gas cans, there are some great products on the market that you can add to your cans of gas that will help it to last for a long time without going bad. The two that I use personally is Sta-bil "or" K100-MG. Sta-bil can be found at most auto parts stores, Home Depot, Lowe's, etc. while K100-MG I have to get from Able Lawnmower at Haverhill and Lantana Road. My personal preference is K100-MG. Both can extend the life of your gas for at least a year if used properly. What I normally do is if it even looks like there a storm coming, I go ahead and fill up all of my cans and go ahead and add the Fuel Stabilizer to them. This saves me from having to sit in lines. If at the end of the season a storm never comes, I just start filling my cars up with the fuel I have stored in my gas cans. This way I'm always ready and the gas will never go to waste.

Storing gas can be very dangerous so make sure you follow your gas cans manufacturers guidelines for doing such.

Protecting your Home: No, I'm not talking about guns here although after a severe storm they can come in handy to help prevent looters. What I am talking about is protecting your doors and windows. Most of the homes in Citrus Glen have made the investment in shutters of some kind. If you are not one of these people, make sure you have the necessary plywood on hand and pre-cut ready to install if a storm is heading our way. The biggest problem is losing a window or a door. This can cause you to lose your roof from the updraft entering through the broken door or window. Garage Doors- There are many great products on the market that will help you to secure your garage door if you don't have a storm rated garage door. I personally use two of the Hurricane Garage Door Braces by "Secure Door". They can be found online and also at Lowe's. I have used them in multiple storms and they have worked great. You can have an installer do the initial installation or you can do it yourself. Once the initial installation is done, they are very easy to put in place before a storm hits. Each brace takes app. 15 minutes each to put in. If you lose your garage door during a storm, you stand a great chance at suffering major damage to your home.

Stay tuned, there will be more to come in future editions of the Orange Peel!

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending June 30, 2013

Two Properties For Sale in Our Community

List Price \$289,000 – 3BR/2Bath/2- Car Garage

List Price \$249,000 – 3BR/2Bath/2- Car Garage

Two Properties under Contract

List Price \$189,000 – 2BR/2Bath/1- Car Garage

Short Sale: List Price \$220,000 – 3BR/2Bath/2- Car Garage

Four Homes Sold in the Past 6 Months through MLS:

Sold June 12, 2013 for \$200,000 – (Bank Owned) 3BR/2Bath/2- Car Garage

Sold May 3, 2013 for \$225,000 – 4BR/2Bath/2- Car Garage

Sold April 2, 2013 for \$222,500 – 3BR/2Bath/Pool/2- Car Garage

Sold March 11, 2013 for \$226,000 – 3BR/3Bath/Pool/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

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Citrus Glen Web Site:

www.CitrusGlen.org