President’s Message

“Citrus Glen – Why do you live here?”

Why do you live here?: There’s not a week that goes by that we don’t receive a complaint of some kind from at least one resident. It leaves me wondering, why do they live here if they are that unhappy? Luckily to report it is quite often from people who are unhappy because their car got towed, they received a letter from the association, they were in the pool after hours and asked to leave, the water in the lake is too high, I have leaves on my driveway, etc. I think about what they are asking and I think to myself, “Am I hearing what I think I’m hearing?”. They’re mad at us because their car got towed but yet it wasn’t us that left their car in the street overnight. They’re mad because they have leaves in their driveway but yet they bought the house with the tree in their front yard. Did they not think it would grow? They’re wanting to sue us because we asked them to paint their window frames or fix their fence but yet one of the reasons they bought here is because of how nice the community looked. The crazy part is many times the legal fees exceed the cost to correct the issue. That’s just a few of them and the list goes on.

People get upset with me because I tell them that if they are that unhappy living in Citrus Glen, why do they stay here? Why don’t they move?

I know me personally I wish that I could change many things about how the community is ran. I know you’re thinking, why don’t you change it, you’re the President! If only it was that easy. We have Florida Statutes we must follow, local rules we must follow and then also determine the consequences if we do change a certain way we do things.

On the back page is a survey. I would like to know “Why do you live in Citrus Glen”? Please take a few minutes and turn it into the office or go to www.CitrusGlen.org, click on the “Contact Us” page and let us know why you live here.

I will put some of the replies (without your name) in an upcoming newsletter to share with everyone.

When my wife and myself were looking for a house we looked at dozens of houses. The second we saw our home we fell in love with it. You’ve heard the saying “Love at First Sight”, that was us. For us, the remainder of the community was a second thought. We really didn’t realize how nice the rest of the community looked until a few trips later. 16 years later we love it even more than the day we moved in. The community has blossomed and is more beautiful than ever and past history has proven what a safe place it is. We’ve made a lot of good friends over the years. Of course, being president, I’ve managed to make a few enemies! I look forward to hearing your stories!

Housekeeping Issues: Speed Limit- Soon, you will see Boynton Beach PD in here. Hopefully you don’t fall victim to a speeding ticket or running a stop sign. Don’t forget, the maximum speed limit is 20MPH. Pets- We all love our pets and some of us enjoy taking them for their daily walks. I can’t figure out why people don’t pick up after their pets. If your pet pooped in your living room, do you pick it up after it? I’m guessing by the amount of poop I see where people are too lazy to pick it up, probably some of the people will answer “No” to this question but hopefully the answer is “Yes” from the majority! If you witness anyone not picking up after their pet, please let us know and we will address it accordingly. Paint Samples- If you are changing the color of your house to a New Color for the neighborhood, we may ask that buy a sample of the paint and paint a 4’x4’ section on your house so we can see what it looks like before we approve it. Sometimes the little paint swatches don’t give us a true feel of what it will look like. We will let you know if we need you to do this after you have submitted you’re A&E Application and the A&E Committee has reviewed it. A&E Applications- Please make sure you follow the Bylaws and Covenants for when you need to submit an application. Failure to do so may end up costing you a lot of money. I’m not just talking about the money in fines, I’m talking about the possibility of having to repaint your entire house if you painted it without the necessary approval. Pool Rules- Next time you are at the pool please take a minute and read the rules. Remember, a broken glass at the pool can cost the community thousands of dollars due to having to drain the pool and spa, pressure clean them and then refilling them. Also, pay attention to the hours the pool closes. The pool closes at “Dusk” each day which lately has been around 8:15pm. Failure to follow the rules can end up costing everyone either financially, loss of pool use or both. Let’s not let a few spoil it for all. Clubhouse- Please remember, the Clubhouse has cameras for everyone’s protection. Please conduct yourself accordingly. Parking- No parking on the street between 2:00am and 6:00am. No parking on the grass at any time or blocking a sidewalk. No parking in the Overflow Lot across the street from the Clubhouse without a permit. If you park there overnight due to a last minute visitor, the placing of a note on the dashboard is only good for one day. You
must get a Parking Permit the following day. If you do park in the streets during the day, it must be on the Sidewalk Side of the street. We must leave room for Emergency Vehicles to get through. Failure to follow the above rules may cause your vehicle to be towed. Legal Fees- Please remember, the residents of Citrus Glen have total control over how much is spent on legal fees. Please read the letters from the Association or the Property Management Company when you receive them. Avoiding picking them up when you are left a notice does not change your liability in the issue. If anything, it makes it worse on you and the association.

Updates on what’s happening in Citrus Glen: Tree Trimming- It will be wrapping up soon. The rains have once again delayed this project. Once they are done, we then inspect the community, create a punch list and then the tree trimmer corrects anything on the punch list. Once the punch list is done, he gets paid. Drainage System Inspection- The inspections began on Friday, June 20th. I am hoping by the time next month’s newsletter comes out that I will be able to give you an update on this very important project. I am predicting this will affect our monthly assessments starting in January of next year. Please see the May Newsletter for complete details on this project. Entrance- Some of you may have noticed that we have one of our New Royal Palms where the head of the tree is missing. The contractor that installed this tree will be replacing it at no cost to the community. Damaged Fence at Tennis Courts- Still waiting on contractor to repair. Miner Road Lake- Damage to shoreline and rotted retaining wall- Still in the works.

Once in a Thousand Year Storm: I just received our 2013 Water Quality Report from the City of Boynton Beach. If you all remember the severe rain event we had in January of this year, they had initially called it a Once in a 500 Year Storm. According to the new report, now they are now classifying it as a Once in a 1,000 Year Storm. What does that mean to us? That means that our systems are working good. During that storm the skies produced 22 inches of rain in less than 24 hours. You saw a lot of communities with severe flooding. We made it through such a rare event and did not have any houses that flooded. That’s good news for us in the future to know our systems are working and Lake Worth Drainage District (LWDD) was able to handle such a severe rain event. By working together throughout the night with LWDD and getting our systems open as soon as they were ready for us, we were able to prevent a major disaster. It is this drainage system that we’re having inspected this week. By maintaining this very critical infrastructure will help us in the future as the weather continues to produce such rare events.

Zero Lot Line Rules: I just want to remind everyone we live in a Zero Lot Line Community. This means that each of us has a neighbor’s wall that we look at every day in our side yard. I would hope you’re being a good neighbor and that I would not have to bring this up but due to some recent issues, I have to review it and advise you of each residents rights regarding this item. As per our covenants, you are legally liable to grant safe access to your neighbor to allow them to maintain their home. This is not an option, you must give them access. If you have pets, you must keep them safely secured while the neighbor or neighbor’s contractor performs the work. Bushes and Trees in your yard that have the potential to cause damage to your neighbor’s home should be kept trimmed away from the walls of the residence or you will be liable for any damage they may cause. Once again, you are legally liable to grant safe access to your neighbor so they can perform maintenance on their home. If anything in your yard causes any damage to their home, you are liable for the damage. When using a contractor to perform work, the neighbor has the right to ask for a copy of their license and insurance. Anytime you hire a contractor to work on your home you should always request a copy of the license and insurance for your protection and the protection of others. At all times the homeowner having the work completed is responsible for “any” damages caused by the person they have performing work for them.

How can you make sure you always receive the latest community communications?: There are multiple ways: A) If you have an e-mail address and would like to receive our e-mail updates and you currently are not on our list, please send me an e-mail requesting that you be placed on our e-mail list; B) Check out our web site: www.CitrusGlen.org ; C) Check your Mailbox Tube every time you check your mail; D) If you own property in Citrus Glen and either rent your property or you are out of town for extended periods of time, please make sure we always have your current mailing address. You should also make sure that you forward your mail via the USPS.

Neighbor to Neighbor: The Neighbor to Neighbor section of our web site can be a great tool for our residents to find people who perform various services as they come recommended from someone who has used them before. The problem is that for the most part, the majority of the people on there are ones that were sent to us a long time ago. Some are current but some are pretty old. I encourage you to please send us your recommendations of any service providers you would recommend to your neighbors. You can go online to the “Contact Us” page and fill out the form there or send me an e-mail to CGPresident@Comcast.net or mail us a letter to EEBBHoa, 195 Temple Avenue, Boynton Beach, FL. 33436 or drop it off at the office at the Clubhouse. I will make sure it gets on the Web Site. Always use caution when hiring people to perform work on your home. You are solely responsible for anyone you choose to hire to perform work for you.

Thank you for your ongoing support and help in keeping our community the great community it is, 

Bob Foster CGPresident@Comcast.net
Attention – Residents - Families and Friends of the Citrus Glen Community!

“Experience is not Expensive, it’s Priceless”

Have you been thinking about BUYING – SELLING – RENTING or INVESTING in Residential or Commercial Real Estate?

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JOIN US AT THE NEXT MONTHLY MEETING
DON’T MISS IT!!
TUESDAY JULY 29TH

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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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

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.
Why do you live in Citrus Glen?

Name: __________________________________________________________________________

Address: ________________________________________________________________________

How long have you lived in Citrus Glen? __________

Please share with us the reason that you bought in Citrus Glen and why you enjoy living here:

Comments: ______________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

If you prefer to answer online, simply go to the Citrus Glen Web Site at: www.Citrusglen.org , click on “Contact Us” and complete the form and provide us with your input.

(Simply tear off this form and drop it through the mail slot at the Clubhouse Office)

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Neighborhood Real Estate Watch ~ by Judy

*Citrus Glen Real Estate Activity*

As reported in MLS month-ending June 1, 2014

**Three Properties For Sale in Our Community**

- List Price Reduced $249,900 - 3BR/2Bath/2-Car Garage/Pool
- List Price $250,000 - 3BR/2Bath/2-Car Garage
- List Price $250,000 - 3BR/2Bath/2-Car Garage/Pool

**Five Properties Under Contract:**

- List Price Reduced $245,000 - 3BR/2Bath/2-Car Garage/Pool
- List Price $245,000 – 3BR/3Bath/2-Car Garage/Pool
- List Price $249,900 - 3/BR/2Bath/2-Car Garage/Pool
- List Price Reduced $255,000 - 3BR/2Bath/2-Car Garage
- List Price $256,000 - 3BR/2Bath/2-Car Garage

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

- Sold May 22 for $285,000 – 4BR/3.5Bath/2-Car Garage/Pool
- Bank Owned Sold May 2 for $246,200 - 3BR/3Bath/2-Car Garage/Pool
- Sold March 21 for $230,000 - 3BR/2Bath/2-car Garage
- Sold February 10 for $250,000 – 3BR/3Bath/2-car Garage/Pool
- Sold February 27 for $249,900 - 3BR/2Bath/2-Car Garage/Pool

~ 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

~ 16 Years Experience Working with Buyers & Sellers ~

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Board and Working Committees and Activities During 2014

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**Clubhouse Activities/Rental**
Inez Guglielmo

**Citrus Glen Web Site:**
www.CitrusGlen.org