



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
JUNE 2015

### *"Citrus Glen – A Little Slice of Paradise"*

**Houses are selling fast:** I'm going to start this off by telling you that Realtors are going to "hate" me for writing this article. Keep in mind what I'm about to tell you is my opinion and many realtors will tell you I'm crazy. Actually, that's probably one of the nicer things I've been called lately!

We have residents listing their houses and they are selling at the snap of a finger. My opinion is that they are selling at too low of a price. I would venture to say that we should easily be selling houses in Citrus Glen at \$300k and above. If you have done any upgrades to your house like a New Kitchen, Bathrooms, maybe a new pool and patio, etc. you should be able to easily sell for \$300k plus. Here is where the problem comes in, Appraisals. Since houses have been selling in the mid to high \$200's, your home won't appraise out at over \$300k but that doesn't mean you can't sell it for more. If you want to get top dollar for your house you may need to be willing to wait for that right buyer. The buyer will need to see the value and be able to make up the difference in cash. The community sells itself. People come in and are surprised that we are a 20+ year old community. Houses of less quality in neighborhoods that are not as nice as ours are selling for more in other communities. We need to start selling houses for what your house is worth, not what your neighbors was worth. As an incentive, I'm willing to waive the \$250 application fee to the first person that sells their home for \$300k or more. Simply e-mail me at [CGPresident@Comcast.net](mailto:CGPresident@Comcast.net) and send me a copy of the sales contract showing a sale of \$300k or more along with the completed application. This offer is valid until the end of 2015.

If you're going to be selling your home, now is the time to start fixing it up and getting it ready to sell for top dollar. Just remember, you will be the first one to do this and it will take just that right buyer so you may have to be willing to wait it out. Once we get our first sale at \$300k or more we are on our way to where houses were selling before the housing bubble hit. At the top of the market, a "Captiva" style house sold for \$400k!!!

**Comcast-** As everyone knows, Comcast Cable Service is provided through a Bulk Rate contract the association has. Periodically this contract comes up for renewal. While it is not due to renew for a couple of years, Comcast has provided us with a proposal for more up to date services. On the back of this newsletter is a survey where the board would like to find out your feelings about the various options. The equipment and services we receive today are very basic and out dated.

Anyone that currently has HD (High Definition) is having to pay for HD service. Anyone that has a Comcast HD-DVR is having to pay for it, anyone that has Comcast Internet is having to pay for it. (Option 2 includes 25/5mbs Internet Services with Wireless Gateway) Our current contract calls for a 5% increase each year, the proposed contract would decrease that to a 4% increase each year. Read each Option carefully and compare it to what you have today. We have done multiple bill comparisons and found in every case the resident would save over and above what they are paying today including the increase in the monthly assessment that would start in January of 2016.

Let me briefly discuss the options. All prices are approximate.

**Option 1** includes the following: HD Service up to four outlets, 1- HD-DVR, 150+ channels, 1- HD Digital Receiver, 2- HD Digital Adaptors, Xfinity on Demand, Music Choice and Anytime, Anywhere, Any Device access with Xfinity Apps on your smartphone. (Basically, anyone that currently is using High Definition services, HD for short, will see a savings on their monthly bill from Comcast) The "estimated" additional cost to your HOA monthly assessment starting in January of 2016 would be approximately \$5.00 per month, per house) Look at your monthly Comcast bill to determine what your savings would be if you no longer had to pay for all of the above.

**Option 2** includes the following: Everything in Option 1 **"plus"** 25/5mbs Internet service, Xfinity X1 Video Package and 6- Showtime Channels. (Basically, anyone that currently is using Comcast Internet, High Definition services and/or X1 services will see a savings on their monthly bill from Comcast) The "estimated" additional cost to your HOA monthly assessment starting in January of 2016 would be approximately \$35.00 per month, per house) Look at your monthly Comcast bill to determine what your savings would be if you no longer had to pay for all of the above.

**Option 3:** Eliminate the Bulk Rate contract and let each resident negotiate their own contracts with Comcast. This means the association would no longer provide any cable services and each resident would be responsible for negotiating their own prices with Comcast. There is a real good chance that this option will end up costing you more if you currently use Comcast today. However, in some cases, if you are a good negotiator you may be able to save money. This option would require a vote of the community in 2017. If the community voted to eliminate the Bulk Rate contract you would see a decrease in your HOA monthly assessment of app. \$45.00. (+/-) However, you would be 100% responsible for obtaining Cable TV Services and you would have to use those monies towards your New Cable TV and Internet Services.

**Option 4:** Make no change at this time and wait and see what technology is available in 2 years. As we all know, technology changes every day. It is felt there will be more options available in 2 years. The “proposed contract” would not be able to be renegotiated for 6 years, so if we switch now, we are locked in for 6 years. (The proposed contract is for 8 years but Comcast will renew it in 6 years if we go with another Bulk Rate contract) The only downside to this option is that everyone who currently uses Comcast HD Services will save money on those services only if we go with Option 1 or Option 2 today. Otherwise, Option 4 keeps us where we are at today and we take a wait and see approach.

Bottom line, there is typically a savings when buying in bulk. We want to hear from you and hear what you would prefer. This is NOT a vote. This is simply a survey of the community to provide information to the board that will be used to help the board make a decision on the future of our Comcast Bulk Rate Contract.

Please complete the form on the back and drop it off at the Clubhouse Office or mail it to the office at 195 Temple Avenue, Boynton Beach, FL. 33436. **We need to hear from you by Monday, June 29, 2015.**

**Access to Lake Areas after hours:** We have had complaints from residents that live on the lakes that they are seeing people by the lake at all hours of the night. At the last Board Meeting it was decided that all access to the Common Areas around the lakes will be restricted to Sunrise to Sunset. What this means is that there will be no access to the “Common Areas” around the lakes between Sunset and Sunrise. You will see the existing signs around the lakes being changed out to include the new rules.

**Miner Road Gates:** We have had numerous complaints that we have people coming over the gates on Miner Road. It was approved at the last Board Meeting that a Black Vinyl coated “Mini Mesh” fencing would be installed in place of the existing fencing between the 2 concrete walls. Mini Mesh fencing is known to be a deterrent in preventing people from coming over the fence since the holes are so small it is almost impossible to climb. Additionally, we are looking at also removing the planters so that people cannot jump on them and simply hop over the wall or fence.

**Boynton Beach Police Department:** The association has contracted with the Boynton Beach Police Department to perform 3 hour details in the community multiple times each month. They are here to provide additional visibility which helps to reduce crime. Additionally, they are providing complete traffic enforcement and have full arrest powers. We have had several accidents at the 4-way stop signs, many near misses of people nearly being hit from people running stop signs and speeding. During their 3 hour detail they are 100% dedicated to Citrus Glen. Please be careful the second you turn into Citrus Glen. From the gate to your house takes only seconds. Trying to save a few seconds is not worth someone getting hurt, a child being ran over, etc. If you happen to be one of the ones that get a ticket, that is between you and the BBPD. The association does not have the power to make them take back the ticket. This is the same as if you were to get pulled over anywhere in Boynton Beach. If you park your car in the street, your car must face the flow of traffic. 4 people received tickets for parking against the flow of traffic. This is a traffic code and has nothing to do with any rules set by the association. Be safe, drive safe and take those few extra seconds to arrive safe.

**Clarification of last month’s Newsletter:** In last month’s newsletter I talked about a residence that was broken into. I had mentioned that the Boynton Beach Police were to be commended as they went out and purchased a replacement TV and installed it for the resident. The resident wanted me to make sure that everyone knew that the resident paid for the TV and not the Boynton Beach Police Officer. However, they truly appreciated the good deed by the officer and it goes without saying, the officer went above and beyond in performing such a service. It is great to hear the good things our officers do and they need to be recognized. Thank you again Boynton Beach PD!!

**Are you looking for a Great New Restaurant? :** Over the last couple of weeks I have had the opportunity to have lunch and dinner at a restaurant by the name of the Anchor Inn. It is located on the north side of Hypoluxo Road between Congress and I-95. The actual address is: 2412 Floral Rd, Lake Worth, FL 33462. You can see it from Hypoluxo Road right next to the Blood Bank. The Anchor Inn was open for years and then shut down years back. It has reopened in the last several months and is worth stopping in and giving it a try. They have a brand new large Tiki Hut, a beautiful dining room if you want to eat inside and also an outdoor patio area all on the water on the south end of Lake Osbourne. The food is only topped by the service we had. What a great place to dine in our own backyard!! They also have a Sunday Brunch.

**Drainage Update:** The contractor is nearing the end of the project. They are working on some of the final runs and saving the big one for last, the main discharge line into the Main Canal. It is going to take some special preparation to do this one and we got the clearance we needed from Lake Worth Drainage District last week to do what we need to do to complete this main line. Additionally, we are waiting on our new aluminum dock with safety rails to be fabricated. They will also be updating the Main Discharge Valve and raising it up two feet so we don’t have to squat into the water to try and open it. I have had the pleasure of having to do this and I have to tell you it is a hair raising task when the lake is over full. The existing wood dock is wobbly and you can’t even see it when the lake fills so you have to feel for it in your bare feet and then it is very slippery from all of the bird droppings, etc. Once the project is 100% completed, the Maintenance Company will be going through painting all of the drainage structure grates.

Thank you for your ongoing 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](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!*



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## 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.

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**RESIDENT OF CITRUS GLEN  
HAVE BUYERS NEED HOMES TO SELL**

**JOIN US AT THE NEXT MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY JUNE 30TH**



## Comcast Cable Services – What is your opinion?

As discussed above, we are looking for your input on Cable Services. All prices quoted are approximate based on a proposal received from Comcast. This contract still needs to be negotiated, so if anything, those numbers may go down. Please participate in this survey as we, the Board, wants to hear from you. Please return this form no later than June 29, 2015. Check the box below that best indicates your choice:

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

Lot Number or Address: \_\_\_\_\_

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

Option 1: \_\_\_\_\_ Option 2: \_\_\_\_\_ Option 3: \_\_\_\_\_ Option 4: \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

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### Neighborhood Real Estate Watch ~ by Judy

#### **“Citrus Glen Real Estate Activity”**

As reported in MLS month-ending June 12, 2015

#### **Two Properties For Sale in Our Community**

Reduced List Price \$249,000 - 3Br/2Bath

New: List Price \$244,900 - 3Br/2Bath

#### **Six Properties Under Contract:**

Bank Owned List Price \$188,700 - 2Br/2Bath

Short Sale List Price \$229,900 - 3Br/2Bath/Pool

List Price \$239,900 - 3Br/3Bath

List Price \$274,900 - 4Br/2Bath

List Price \$276,500 - 4Br/2Bath/Pool

List Price \$285,000 - 3Br/2Bath/Pool

#### **Four Homes Sold in the Past 6 Months through MLS:**

Sold May 29 for \$275,000 - 3Br/2Bath/Pool (orig. list \$279,500)

Sold April 6 for \$225,790 - 3Br/2Bath (orig. list \$255,000)

Sold January 12 for \$295,000 - 3Br/2Bath/Pool (orig. list \$298,700)

Sold December 19 for \$250,000 - 3Br/2Bath (orig. list \$260,000)

~ 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

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## Board and Working Committees and Activities During 2015

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Teresa Moreno

### Clubhouse Activities/Rental

Inez Guglielmo

### Citrus Glen Web Site:

[www.CitrusGlen.org](http://www.CitrusGlen.org)