



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
MARCH 2014

*"If I didn't know better,  
I would have thought a Hurricane went through!"*

- 1) **\*\*\*FINAL CHANCE\*\*\* - Gate Remote Programming!**
- 2) **Road Repairs – Coming to a street near you!**
- 3) **Re-inspections – Happening this month, are you ready?**
- 4) **Living in an HOA - Not for Everyone, is it?**

**Did a Hurricane go through?**- Wow, this is one busy community! I have never seen so many New Roofs being installed during my 16 years living in Citrus Glen. It looks like there must have been a sale! I know that's not the case because my wife didn't say anything and she doesn't miss any sales! In addition to the roofs, our residents have been fixing up their homes, redoing their driveways, installing new fences or repairing the old ones and putting on a fresh coat of paint. I would like to personally say thank you to every resident who has taken the initiative to make improvements to their property. I really feel like this is the best our community has looked in many years. I have heard from countless people how beautiful our community is. I have heard stories like "the reason we turned into this community to look at houses was because how nice the entrance looked". Multiple realtors have told the same story about houses selling because of how nice the community looks. Let's keep up the great work and know your hard work is helping to maintain good property values.

**\*\*\*\*\*IMPORTANT\*\*\*\*\* - Time is running out to get your Gate Remotes Re-programmed-** As of the printing of this newsletter, we have completed app. 75% of the reprogramming of all of the Gate Remotes. Remember, you can get your remote reprogrammed on Tuesdays and Thursdays from 9:00am to 11:00am. There will be one more Final Saturday to take advantage of and that is March 22nd at the Clubhouse from 9:00am to Noon.

**\*\*\*As of April 15, 2014, the old Gate Remote code will no longer work.\*\*\***

**Road Repairs-** I mentioned in past newsletters about the damage that was done to our roads by the City of Boynton Beach Solid Waste vehicles. We were able to finally have two very nice people from the city out to our community and show them the extent of damage. They agreed they needed to be fixed and agreed to absorb the cost for them. Now that we have their approval, sometime in the near future you will see a lot of barricades scattered all throughout the community where all of the damaged areas are. They will be there for several days and they will be removed once the area has been fixed and the sealer has cured. There will also be some resealing done at the main entrance due to the damage that was caused during the installation of the new plantings. In hind sight, we should have done that first and then did the road sealing. That's OK though, this will give us an extra coat of sealer where we need it the most anyway. During the resealing of the entrance, the Main Entrance will be shut down for several days and the Miner Road Gates will be opened up during this time. How will you know when this is happening? I will post a sign at the Main Entrance days in advance letting you know when it will be closed.

Please do not move any barricades at any time. They are there for a reason. If you are caught moving them, going around them, etc., you will incur the cost to repair whatever is damaged due to your negligence. Both projects will only provide a very minor inconvenience for a very short period of time. Please be a good neighbor and do your part.

**House Re-inspections:** The Annual Inspection Team performed the Annual Inspections of each residence in January. They will be performing the re-inspections during the month of March. If you have not made the necessary corrections, you will be sent a letter giving you a final 15 days to do so. Please keep in mind, from the date of the original inspection, you will have had app. 70+ days to make the necessary corrections including the 15 days. If you failed to make the necessary corrections during that time you will force us to take further steps that may include actions like fining at \$100 per day, legal fees, court costs, foreclosure, etc. Please understand, I am not threatening anyone, I am just simply letting you know what to expect. "PLEASE", do not put us in the position to have to do this. We do not want to have to take legal actions against any of our residents. Folks, I am a volunteer of this community that wants nothing but good things for our community. I am just giving everyone a heads up and asking you please don't put us in the position to have to take these kinds of actions. In the long run, everyone loses (except the lawyers), it costs everyone in the association

money and the absolute majority of the time the legal costs involved far exceed the cost it would have taken to make the corrections to begin with.

**Living in a HOA:** By this point, some of you may be asking yourselves, “Why did I buy in an HOA?”. There are many reasons people buy in an HOA. Some buy in an HOA and then claim they didn’t know it was an HOA. Probably the reason I have heard the most is that people want to live in a neighborhood where everyone is held to the same standards so they don’t have to worry about things like broken down cars on blocks, abandoned houses with nothing being done about them, neighbors with grass several feet tall, etc. They like living in an HOA because houses have to be kept up. They like having a local person they can take issues to. They understand there can be savings in numbers. They like having their yards cut and roads maintained, etc. There are hundreds of reasons of why people buy in an HOA.

HOA’s are not for all people. There are those of you that are King of your Castle or Master of your Domain, you would probably much rather be living in the middle of nowhere land. Nowhere land is where there are no rules, nobody telling you to paint your house, you can park your Monster Truck in the front yard, etc. There is nothing wrong with either one, you just have to decide which one you prefer and live accordingly. Both have Pros and Cons.

I feel HOA’s are flawed along with Condominiums. The biggest flaw I see is when you change boards, especially the President. Potentially every two years you are handing over the keys to an individual(s) that may not have a clue what it takes to run an association. They “may” be aware of all of the laws and rules that pertain to their particular community. It’s kind of like changing the entire management structure of a half million dollar company with new management (Board) that may or may not have any qualifications for the position. The only qualification to be a board member is that you own a home in the community. I think this is a serious flaw in our states system.

How do I know this? I was one of those people to a certain extent. I ran for the board, I was voted in President, handed a set of keys to the castle and it was official, I was now President of a HOA that I later found out that I knew maybe 20% of what it took to run a community like Citrus Glen. Luckily I had been on the Documents Committee so I was at least familiar with the documents. Scott, our Property Manager was a great help and our former president mentored me for a little while. After about 6 months, I was probably 50% where I needed to be. Now, over 2 years later, I feel very confident and feel that I know maybe 90% of what needs to be known and I continue to learn new things every day.

Why do I bring this up, it’s not election time? I bring it up because residents need to understand, the Board, a group of volunteers, is there to make sure the community is maintained and properly managed. Additionally, we must serve our community based on our documents and enforce them along with following all of the State Laws that apply to HOA’s. We learn that the documents are actually a contract between the residents and the association that we all chose to move into. They are perpetual to our residence as we sell our home to the next person. These documents, officially known as the Bylaws and Covenants, are the rule book for our community. If we were talking Baseball or Football terms, this is the Game Book. The majority of residents don’t even read them until an issue arises. This is perfectly normal. These documents were all mailed to everyone and are also posted on the Citrus Glen Web Site at [www.Citrusglen.org](http://www.Citrusglen.org). You will find the answer to 90% of the questions we are asked. If you come to us to ask us a question, don’t get upset with us if you don’t like the answer. We are just simply conveying what is in the documents. I can always predict the outcome of a conversation just by the question that is asked. Like it or not, these are the documents we all must follow. When you fail to follow them, there is only “1” person to blame. Don’t be mad at us. That’s all part of HOA living. Ready for that Monster Truck yet?

I meet some people from other associations that are run so rigidly I could never imagine anyone living there. I know there are some who may think our association is like that but I do believe the majority of residents would disagree with you. I hear horror stories about other board meetings, screaming residents, police having to be called to throw people out, etc. I am glad to report we have pretty boring Board Meetings. This is the one time a month the board has to meet and get its business done. The community is invited to attend as per state laws and they are allowed to speak on agenda items. Agendas are always posted in the Clubhouse, typically the Thursday before the board meeting. Additionally, they are e-mailed out the weekend before to anyone who is on the Citrus Glen e-mail list. If you are not on this list and would like to be, please go to the web sites “Contact Us” page and fill out the form and request to be added to the e-mail list. Board Meetings are held the last Tuesday of each month and with the exception of 1 or two months a year, there is always a board meeting. This is your chance to learn about your community.

Lastly, I know you have heard me say that Citrus Glen is a “Little Slice of Paradise”. The reason for that is that we have a well maintained community and some of the best residents in the Boynton Beach area. We work hard to make it a nice place to live. In the past, during major storm events, I’ve seen residents pull together and help each other, watch out for each other and do whatever it took to get through. Let’s start doing that on a daily basis.

Let’s keep Citrus Glen the great HOA it is. We have had some new residents move in over the last several months. If you’ve seen them move in and haven’t said hello yet, take a minute and do so.

Have a Great Month and 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!**

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JOIN US AT THE NEXT  
MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY MARCH 25TH



**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.

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

## Where do my HOA fees go to?

Ever wonder where your HOA fees go? This is where it is nice living in numbers. When you divide everything by 195, we have one of the lowest HOA fees for our size, type and age of community. Here is a list that details where the majority of the fees go to: (may not be 100% inclusive)

**Use of all Common Grounds and Facilities-** Clubhouse, Pool/Tennis Courts/Spa  
**Maintenance of All Common Grounds-** Landscaping, Lawn Mowing, Fertilizing, Mulching, Weeding, Shrubs- Trimming, Feeding; Trees- Trimming, Pruning, Removal and Replacement (Common area only)

**Community Entrance-** Plantings, Signage, Gatehouse, Lighting

**Common Ground Sprinkler Systems-** Irrigation, Pump Stations, Pumps, Controls, Timers, Sprinklers, Rust Control

**Security-** Security Company Patrols, Entrance Gates, Virtual Gate Guard System, Surveillance System, All Cameras, Security Alarm Monitoring

**Lake Maintenance-** Aquatic System Maintenance, Fountains, Fish Stocking

**Maintenance Man- 20 Hours per week-** Picks up debris throughout community, Cleans Clubhouse, keeps Pool, Tennis Courts and Parking Lot areas clean, maintains Gatehouse, replaces bulbs, makes sure all lights are working excluding street lights, etc.

**Comcast Cable Television-** Basic Cable TV Service, Extended Cable channels. Each home is entitled up to 3 boxes at No Charge (Non-HD, 2- Digital Adapters, 1- Set Top Box)

**Community Insurance-** Property, Liability, Casualty for Clubhouse and Gatehouse, Common Areas, Hurricane, Fire, Large Equipment, Board of Directors, etc.

**Electricity for all Common Areas-** Street Lighting, Pump Stations, Clubhouse, Gatehouse, Pool Equipment

**Telephone Lines-** Clubhouse and Gatehouse

**Internet Lines-** Clubhouse and Gatehouse

**Water Usage-** Clubhouse and Gatehouse

**Administrative Fees-** Property Manager, Accounting, Legal, Office Supplies, Mailings

**Reserves-** Pool, Spa, Heaters, Roads, Resurface, Sidewalks, Clubhouse, Gatehouse, Landscape, Security, Emergency Funds/Legal, Lake Restoration

### Neighborhood Real Estate Watch ~ by Judy

#### **"Citrus Glen Real Estate Activity"**

As reported in MLS month-ending February 28, 2014

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

Short Sale Increased List Price \$238,000 – 3BR/2Bath/2-Car Garage

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

List Price Reduced \$269,000 - 3BR/2Bath/2-Car Garage

List Price \$275,000 - 3BR/2Bath/2-Car Garage/Pool

(New Listing) List Price \$289,000 - 3BR/2Bath/2-Car Garage

#### **Two Properties Under Contract:**

List Price Reduced \$225,000 - 3BR/2Bath/2-car Garage

(New) Bank Owned List Price \$269,900 - 3BR/3Bath/2-Car Garage/Pool

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

Sold February 10 for \$250,000 - 3BR/3Bath/2-car Garage/Pool

Sold February 27 for \$249,900 - 3BR/2Bath/2-Car Garage/Pool

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

~ *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* ~

## 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

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*  
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**