



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
MAY 2014

"Coming June 1st – "Hurricane Season"

What the experts are saying: Federal forecasters are expecting a slower-than-usual Atlantic hurricane season, with eight to 13 tropical storms and three to six hurricanes. There's no way to tell whether any of those potential storms will strike the U.S. coastline during the six-month season that starts June 1.

The weather phenomenon known as El Nino, which warms part of the Pacific every few years and changes rain and temperature patterns around the world, is expected to suppress the number and intensity of tropical storms and hurricanes this year. Cooler temperatures on the surface of the Atlantic Ocean compared with recent years will also lower the probability of hurricane formation.

What does all of this mean? Personally I don't know why they bother to predict what kind of Hurricane Season we're in for. Does it really matter? It only takes "1" Hurricane to turn our lives upside down. The bottom line is that Hurricane Season runs from June 1st each year and runs through November 30th. We need to be ready no matter what the experts predict. We have all been through this before and we should never let our guard down. As many people have heard me say before, "I would rather have it and not need it instead of need it and not have it." In the event we don't see a hurricane, all of the supplies you buy for Hurricane Season can always be used when the season is over. Water, batteries, gas, canned goods, non-perishable foods, charcoal for the grill, etc. It only makes sense to be prepared.

I could make it easy on myself and use the entire newsletter listing out the recommended supplies but instead you can simply go to your local grocery store and pick up a copy of the current 2014 Survival Guide "Free".

Make sure you're ready so if a Hurricane hits, you can provide what you need for your family and possibly help out a neighbor.

*****IMPORTANT*** - *Underground Drainage System***- For the first time in the history of Citrus Glen you will be seeing and hearing large Vacuum Trucks working throughout the entire community cleaning out all of our Storm Drains and the associated pipe work. Once cleaned, they will be performing a video inspection of underground drainage pipes. This will be a very noisy process that will be going on for app. 2 weeks so consider this your fair warning to get your ear plugs ready.

Once this is done we will have a clear picture of the condition of our very important drainage system. We will be meeting with engineers and developing a plan of attack to make repairs. Depending on the findings, these repairs could happen as soon as immediately to spreading them out over multiple years, it all depends on the findings.

Once we have the results and a plan of attack we will more than likely be hosting a meeting of all of the residents to review the results. (I say "more than likely" because if it turns out we are in good shape, there will not be a need for a meeting) My hopes is to develop a plan that will allow us to spread out the cost of repairs (if needed) over multiple years as the costs could run into the hundreds of thousands of dollars. Not saying they will run that high, but they could.

Remember a few months back when I talked about HOA's and safety in numbers, the good news is that these cost can be spread over 195 homes. My goal is "not" to do a onetime assessment and instead start reserving for these repairs and performing these repairs as money is available. Once again, this is my goal and we won't know how achievable it is until we have the results.

Why is this so important? As you will learn if we hold a community meeting, we have drainage pipes that run all throughout the community. Some of them may even be in your backyard, under your pool, next to your house, etc. The majority of them run under the roadways. Our goal is to identify the issues and get them repaired so we don't have any unexpected collapses. Once a pipe collapses, the cost to repair just skyrocketed. If a pipe collapses and it is under your pool, you could lose your pool or worse.

None of this is meant to scare anyone. I would not be doing my job if I didn't share with you what we know and why we are doing this project. I believe in being Pro-active so that these types of things do not occur. In the event we need to perform an Emergency Repair while they are inspecting these pipes, those repairs will be completed.

Stay tuned and read your future newsletters for more information as it becomes available. If we do have to hold a meeting, please make sure to attend so you can learn more about this, what the plan is, what the estimated costs are and how this will affect you.

Thinking of Selling your home? Over the age of 50 and considering selling the family home? You need a REALTOR® with senior experience, knowledge and marketing savvy. Those qualities, along with a special knowledge of managing the sale of a home for those over the age of 50, are what SRES® designees can bring to your next real estate transaction. SRES® designees are certified senior specialists and astute to the financial and emotional challenges senior clients face when they sell a long-held family home. SRES® designees not only can create a customized approach to marketing and selling your property, but they also can work with you to explore your housing options to ensure that your next home best serves your current and future needs.

Such certified specialists have special knowledge about everything from reverse mortgages and the importance of universal design to the uses of pensions, 401k accounts, and IRAs in real estate transactions. They'll also help you steer clear of loan schemes and scams that victimize aged 50+ borrowers. And when you need help from other professionals, SRES® designees can tap their network and put you in touch with qualified home inspectors, movers, attorneys, CPAs and other experts. SRES® designees have all the resources and knowledge to simplify the transaction and eliminate the anxiety of selling your home.

So if you're thinking of buying, selling, renting or relocating, find an SRES® in your area for specialized help with your real estate transaction.

This information was provided by Dennis Nelson of the Nelson Realty Group. You will find his ad on page 3 of this newsletter.

Housekeeping items regarding the Pool and Tennis Courts: Please remember that all Guests must be accompanied by a resident when using the Pool and/or Tennis Courts. In the event they do not live here and do not have a resident with them they will be requested to leave these areas. This is for the safety and security of all of our residents. If anyone is ever seen entering the pool or tennis courts without a key, 911 should be called immediately and the person(s) reported. As we have seen in the news recently unescorted guests can be bad news to a community. Additionally, all children 16 and under must be accompanied by an adult resident. There is No Skateboarding on the Tennis Courts or anywhere where people walk or drive. Not only can this cause damage to the facilities but more importantly we don't want anyone getting hurt.

Please take a few minutes and read the rules the next time you are at the pool. These rules are set forth by the State of Florida and if not followed can cost us all a lot of money in repairs or lawsuits. They can also cause the permanent closure of our facilities.

There are cameras in these areas for the protection of the association. We will soon be adding some cameras to help provide better security. Only certain people have access to these cameras and they are monitored as necessary.

*****2nd Request*** - Need your input:** (If you have already replied to this there is no need to do it again) We would like more input as we only had 14 responses from last month's newsletter. During the Annual Inspections this year it was noticed that app. 5% of the houses in Citrus Glen are painted one solid color, top to bottom. The other app. 95% are painted a two tone color where the Fascia Board, Gutters and the Raised Concrete Trim band are one color or done in some kind of a tile and the Base of the house is another color.

It is my thought as President that everyone should be held to the same standards. We knew when the documents were rewritten that they would have to be tweaked as there was no way we could think of everything. In this scenario, after consulting with legal counsel, this is a change the board can make but I wanted to get your opinion first. For those that have a house painted all one color, you would not have to adhere to this change until you went to repaint your residence. All residents would also have to make application to repaint their home or any part of their home even if maintaining the same color. This will help us to maintain the quality appearance that Citrus Glen is so well known for.

Please complete the form on the back of this newsletter and let us know your opinion. This is "not" a vote.

Projects Report: Painting- The painter is supposed to be starting this week touching up walls that were damaged by chemicals and overgrown vines. **Tree Trimming-** As of the writing of this newsletter the tree trimming is well under way and should wrap up in the next few weeks, weather permitting. Upon completion, an inspection will be performed, a punch list will be made and the Tree Trimmers will complete any trees that may have been forgotten. **Spa-** The spa has been completely redone and looks beautiful. Remember, children under the age of 12 cannot go in the spa at all. It is too dangerous for them. **Miner Road Lake-** Damage to shoreline and rotted retaining wall- This has been turned over to our legal counsel to pursue with the City of Boynton Beach. **Damaged Fence at Tennis Courts-** This will be repaired/replaced in the near future. Anyone caught destroying community property will be prosecuted to the fullest extent of the law. **Re-inspections-** Re-inspections were completed on May 7th and 21 residents were sent a notice from the associations lawyer. We don't like to bring legal action/fees upon any of our residents so please don't place us in that position.

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

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!**

The Real Estate Market is Changing for the Better!

**Have you been thinking about
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or Commercial Real Estate?**

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JOIN US AT THE NEXT MONTHLY MEETING



**DON'T MISS IT!!
TUESDAY MAY 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

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 or 733-9302

Survey for Two Tone Colors of Homes

Name: _____

Address: _____

How long have you lived in Citrus Glen? _____

Do you feel that the documents should be modified so that all residents are held to the same painting standards as described above in the newsletter under "Need your input"?

Yes: _____, No: _____

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)

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending May 15, 2014

Three Properties For Sale in Our Community

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

List Price Reduced \$255,000 - 3BR/2Bath/2-Car Garage

New: List Price \$275,000 - 4BR/2Bath/2-Car Garage

Four 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 \$256,000 - 3BR/2Bath/2-Car Garage

List Price \$285,000 - 4BR/3.5Bath/2-Car Garage/Pool

Five Homes Sold in the Past 6 Months through MLS:

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

Sold November 18 for \$226,000 - 3BR/2Bath/2-Car Garage

Bank Owned Sold May 2 for \$246,200 - 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

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Board and Working Committees and Activities During 2014

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Bob Moreno

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Teresa Moreno

Clubhouse Activities/Rental

Inez Guglielmo

Citrus Glen Web Site:
www.CitrusGlen.org