



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
MAY 2015

"Spring is here and it feels like Summer already!"

Welcome to Florida: Every year I hear people talking about it's the hottest year they can remember. I have to say, I am starting to agree with them this year! We are still in spring and setting record temp's already. Summer won't even be here for another month and Hurricane Season starts in just a few weeks. They report it's supposed to be a slow year for Hurricanes, but remember, it only takes one. Make sure you're prepared just in case.

Security, priority number one for ALL: Many of you have probably heard or possibly seen it on the news that there was a "Cat Burglar" in Citrus Glen. People ask me, what do you mean by the term "Cat" burglar. This is a person(s) that breaks into someone's home and steals stuff from right under your nose while you are asleep. The term "Cat" just means they are quiet as a cat while they sneak around your house stealing things.

I had it happen to me and my wife years back. It makes you feel so violated and then you start thinking about what could have happened if you woke up. The person that broke into our apartment got to within 5' of our bed where we were sleeping. The dog didn't even bark!

The Boynton Beach Police Department needs to be commended as they showed a true act of kindness and took it upon themselves to purchase a TV for this resident and bring it to her house and install it. Additionally, a place in Boca donated a computer and monitor and the Boynton PD sent out one of their IT staff to install it for her and get it all working. This shows what a great police force we have here in Boynton Beach!! In a time where all you hear about are all of the bad things that are happening in the world, it is heartwarming to hear there are still good people in the world.

This type of crime rattles me to the core. We have had crimes of opportunity where cars are broken into because a car door was left unlocked and items were stolen but never a Cat Burglary. We are looking at some areas that we may be able to tighten up security and getting some bids to do so. We understand we can never create a crime proof neighborhood, but there are areas we feel we can help make it a little harder to access our community.

The bottom line is that the security of your home is in "your" hands: Do you lock your doors and windows when you are away or in bed for the night? Do you have an Alarm System and faithfully use it every day when you leave the house or go to bed? Do you have anything that protects your sliding doors from easily being opened? This is the number one easiest way to gain entry to a house is to pop a slider open. If you don't have a security system, get one! They are not that expensive. With today's technology you can monitor it from anywhere. If you don't understand how an alarm system will help you, contact a few companies and have their reps come out and do a security evaluation of your home and explain to you how they can help make your home a safer place. If you don't feel comfortable having someone in your home you don't know, ask a neighbor to be there at the same time.

Make sure all of your window and door locks work properly and use them. Add a security light in your backyard so that if anything moves it goes on.

Most importantly, if you see anything at any time that looks suspicious, call "911". Report it. The Boynton Police would rather respond to a call and find everything Ok than to not be called and have a crime committed.

We are also considering adopting a rule that will prohibit anyone from accessing the common areas around the lakes between certain hours. I'm thinking something like 9:00pm to 7:00am where nobody would be allowed on the common grounds around the lakes. I have had several reports of suspicious people being around the lakes late at night. In each case I advise the people to call the police. By adopting a rule like this makes it very clear, if you see someone around the lake during whatever times are determined, they are in violation and the police should be called.

MRTA Documents: You should have received an envelope in the mail this month. These are the amended documents that should be added to your Governing Documents package. I covered what MRTA was in last month's newsletter and these documents are the official recorded copy. Citrus Glen will remain an HOA for another 30 years unless at some point the residents vote and choose otherwise. This was a very critical part of our future and if you did not read about it please go online to the Citrus Glen Web Site (www.Citrusglen.org) and click on "Orange Peel" and read last month's newsletter.

Committee Volunteers are needed: We have openings on our A&E Committee and our Fining Committee. If you would like to volunteer for your community, please fill out the form on the back page and either e-mail it to us or turn it into the office at the Clubhouse Office. You can also go online to the Citrus Glen Web Site and click on "Contact Us" and complete

the form on that page letting us know you would like to volunteer.

Ideally, an A&E Committee Member is available during the day to give their approval on Architectural requests that are submitted by the residents. A Fining Committee Member can be someone that is only available in the evenings for app. 1 hour, 1 – 2 times a year. It takes volunteers to keep your community running smoothly. Please take a moment and decide that this is going to be the year I am going to help out. If you have any questions, please e-mail me at: CGPresident@Comcast.net .

Results of the “Survey” for community painting: As you know I took a survey to get the opinion of all of our residents regarding attempting to save each homeowner money on the Painting of their houses and roof cleaning. The results of that survey were app. 65% of the residents indicated they did not want it and the other 35% were all for it. Thank you to everyone who took the time to share your thoughts. Based on the results of this survey, we will “not” be moving forward with this project.

Annual Inspection Results: Upon the final inspection of the A&E committee, we still have “20” households that have not completed the required repairs on their homes. As a double check, I went around to all of the homes and verified the accuracy of their results.

What happens next: These “20” residents have been sent to our legal counsel to be handled accordingly. Each resident that receives a letter from the attorney will be responsible for all legal fees and costs incurred along with the repairs to your home. Failure to make the repairs to your home can place you in default of the governing documents and cause you to end up with fines for each item at a rate of \$100 per day per item and then further legal action and possible foreclosure of your property. Please take care of the items and don’t place us in a position to have to take all of these steps just because you failed to replace a mailbox, clean a roof, paint a window frame, repair your fence, etc. What you end up paying in legal costs and fees will typically be more than the cost of the repairs to your home. “PLEASE”, do not interpret this as a threat. All I am doing is simply explaining what is already in our communities governing documents so you can then make an educated decision on what you are going to do.

Drainage Repairs: The latest update is the contractor is hoping to finish the week of Memorial Day or the week after. Everything is going good even though there has been some unexpected issues along the way. For those of you living on a lake you may see the new pipe extending several feet beyond the original pipe. Where possible, this pipe is going to be trimmed back to give it a better appearance and still maintain full functionality. The contractor has been doing a great job and the Engineering Firm has been on the job site making sure installations are being completed properly. The good news is that the contractor we chose is one of the best in this field. Upon completion of the project we will be repainting all of the drainage grates to add that final touch to this project.

Attention Landlords: Envera has now added a section in their software that allows the administrator (Us or Envera) to enter your tenant(s) for you and provide them with their own login and password. You will still have your login and they will not have access to your information. Each tenant during their interview / orientation will be asked to complete the Envera Registration Form. Once that tenant moves in they will be added to the Envera Gate System and have full access to adding guests, deleting guests, etc. Additionally, you will still be able to add people if you need to, like in the event you have to send a contractor over to your residence.

If there are any existing tenants that you would like us to add in for you, please complete the Envera Registration Form and submit it to Scott or e-mail it to myself. This form can be found on the Citrus Glen Web Site.

Do you want to receive e-mails from the Community?: If you are not currently receiving-mails from the community and would like to be added to the Master Confidential E-mail distribution List, please e-mail me at: CGPresident@Comcast.net and let me know you would like to be added. You will receive the agenda for the monthly Board Meetings along with any other items that we send out periodically providing you with information about “your” community.

Do you enjoy playing cards? If you do, Jill Connolly is looking for some people to play cards with at the Clubhouse. I know we have those closet Poker Players that have been dying to come out and show their stuff, now is your time!! Maybe a good old game of Gin Rummy. I was just thinking, I wonder how many kids today have ever heard that name “Gin Rummy”. I guess that’s a game where you drink Gin!!! Actually, now that I think about it, that explains why my Mom and Dad loved going to friends’ houses to play cards.

If you would like to play cards with Jill and hopefully form some card playing groups, please contact Jill by e-mailing her at: Jill@Citrusglen.org . You can also fill out the “Volunteer Form” on the back of this newsletter and just check the box for “Play Cards”.

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 for rates and availability.

Attention: Residents, Families and Friends of the Citrus Glen Community!

EXPERIENCE IS NOT EXPENSIVE, IT'S PRICELESS!



Dennis D. Nelson, LLC
ABR, CDPE, e-Pro, WCR
President & Realtor
DNelsonGroup@gmail.com
PH: 561.202.7151

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Stories of Interest

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

Meet your neighbor ... Let them take care of ...

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JOIN US AT THE NEXT MONTHLY MEETING



DON'T MISS IT!!

TUESDAY MAY 26TH



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.

Card Players and Volunteers – Sign in and have some fun!

We need volunteers for the A&E Committee and the Fining Committees. As described in the newsletter, complete this form and turn it into the office at the Clubhouse. We will be in touch with you. We need your help to keep Citrus Glen the great place it is. Want to play some cards, complete this form, check the box “Play Cards” and you will be contacted

Name: _____

Lot Number or Address: _____

Phone Number _____

E-mail Address: _____

Volunteer for A&E Committee: _____,

Volunteer for the Fining Committee: _____.

Want to play some cards: _____

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS month-ending May 17, 2015

One Property For Sale in Our Community

List Price \$259,000 – 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 \$279,500 - 3Br/2Bath/Pool

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

Four Homes Sold in the Past 6 Months through MLS:

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)

Sold November 20 for \$216,000 – 3Br/2Bath/Pool (orig. list \$249,900)

~ 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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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