



# Orange Peel



## President's Message

CITRUS GLEN NEWSLETTER  
NOVEMBER 2013

*"The year is winding down but the Improvements to the Community maintain a fast pace forward!"*

**Exciting things are happening:** Mulching is beginning and starting November 22nd, the replanting of the Main Entrance will start taking place. This project is expected to last app. 1 week. During this time we will need to close down the Main Entrance at certain times. When we do, everything will be clearly marked and the Miner Road Gate will be open. Please be patient with us while we complete this major improvement to the community. As with any plantings, you don't get the full effect until months later. As time goes on, the new plantings will become taller, fuller and the Main Entrance will take on a fresh new look. We have been working on this design for many months and after obtaining several bids, we have awarded the project and are very excited to see it completed.

Once these projects are completed, we will then be cleaning the sidewalks before the end of the year.

**Annual Budget:** It's amazing what all goes into doing an Annual Budget. Every line item had to be reviewed to determine what was done in 2013 and what will be needed for 2014. We look at areas that we can make cuts in and what areas do we need to make investments in. Additionally, you have to consider the life expectancy of certain items, estimate what price increases we may face in 2014 and then run the numbers and see where we stand. The most important thing we keep in mind while doing the annual budget is making sure that we always make our decisions based on what we feel is in the best interest of the community. Once we have completely analyzed the history and predicted the future, we run the numbers and come up with a bottom line amount. At that point, the board meets, reviews the budget, questions are asked and a vote is taken to approve the budget. After investing much time and effort into the budget there were a few items that stood out. Due to non-compliance by certain residents in 2013, we had a unusual high amount of legal fees. These legal fees will hopefully subside in 2014. Like I mentioned in a past newsletter, the residents of Citrus Glen have 100% control over how much is spent on legal fees. The other item we know is that if Comcast stays true to their contract, there will be a 5% increase. Our community is 20+ years old. As many of us have learned with our own residence, the older the house, the more it cost to maintain. Our community is the same way. We exert great effort in keeping our community maintained. I believe the majority of you reading this newsletter would have to agree our community hasn't looked this good in a long time. Moving forward we will be continuing to improve our community that should result in an increase in home values along the way.

Bottom line, for all of the above reasons, the monthly assessment will be increased to \$189.00 per month in 2014 from the \$182.00 it is today.

**Board Nominations:** There will be 2 positions that will be up for nomination. Come January 28, 2014 at 7:30pm, our annual meeting will be held and two board members will be nominated. Chris Aromandi, our current Secretary and myself, Bob Foster, current President, are due to depart the board. After much consideration and much coaxing by the residents of Citrus Glen, I plan on running for the board again if the residents choose that is what they want. Chris has also said he will run for the board again. I feel this board has made some major improvements to our community, not only aesthetically but I also feel we have succeeded for the most part in changing how the community feels about the board. I feel that our positive actions are noticed and appreciated by the residents of Citrus Glen.

With that being said, I strongly encourage more residents to run for the board. I strongly encourage change. Change in the right hands can be a good thing. We have all read stories in the past about HOAs. Being a board member is not for the faint of heart. It is a thankless job and one you must want to do and devote yourself to. It does come with great rewards when the decisions you make can make a positive change in your community.

I lived here for almost 14 years before I ran for the board. I never realized how important it was to play an active role and serve our community. You get to learn the why and how things happen. You provide your input as one of 5 board members and help us continue to make Citrus Glen the great community it is. If you would like to run for the board, please either complete the form on the back page of this newsletter or send in a written request just simply stating your

name & address and provide a brief history about yourself and why you want to be on the board. Please send this information to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL 33436 or drop it off at the office in the Clubhouse. If you want to run for the Board, you can also go online to: [www.Citrusglen.org](http://www.Citrusglen.org) and click on "Contact Us" and submit your information there. If you submit your nomination online, you will receive a confirmation of your submission within 24 hours. If you don't receive it, please let us know so we can make sure we have received your nomination.

In the next few months you will be receiving the announcement of the upcoming Annual Meeting along with your voting proxy. Please complete this proxy and turn it into the office just in case you can't make it to the meeting. We must have a quorum of the residents to conduct the annual meeting and nominate our 2 board members.

**Annual Inspections:** We live in a community that is 20+ years young and it looks great. We always hear from New Residents and Realtors that one of the main things that draws people to our community is how great our community looks. Prospective buyers and guests are impressed with Citrus Glen the moment they first drive in. This takes the effort of each and every resident to keep their home maintained and also the association in keeping the grounds of the community looking good.

The Annual Inspection Team will be performing their inspections of each and every residence in January of 2014. This is a non-invasive inspection that occurs by a designated team of people walking down the street and making notations of items they see that may be in need of improvement and/or repairs on your home. Each and every person on the team must agree on each item they find. In the event there is an item they cannot all agree on, it will be turned over to a secondary team to make a determination if that item should be placed on your "To Do List". Once all of the reviews are completed, you will receive a letter in the mail letting you know if your home passed the inspection or if there were any items found that need your immediate attention.

Although it is only November of 2013, please take a few minutes and go outside and take a look at your home and see if your home is in need of any repairs or touch ups. Here is a list of the items on the list: House Condition; Fascia Board; Front Entrance; Roof Condition; Garage Door; Mailbox Condition; Rear House; Patio / Awning; Screen Condition; Driveway (including the apron); Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall; Bronze or White Window Frames, etc. Take a look and see if any of these items are in need of repair, cleaning, painting, replacing, have mold or mildew on them, etc. Nothing like having the answers to the test "before" the test! Please let us know if you have any questions.

**Tip of the Month:** Recently I received a call from a resident who recently had her driveway painted. As soon as it was dry she drove her car across it and immediately noticed tire marks from her car on the driveway. This is called "Tire Pickup". She had assumed it was the new road sealer. I had to let her know that I to had incurred the same issues months before the road sealing. I had my driveway cleaned and 2 coats of driveway paint put on it. I let mine dry for "two weeks" to help prevent this problem. My first trip across it and I saw tire marks. I felt sick! After conferring with 2 different paint manufacturers, I was told I needed to clear coat my drive.

I learned that "Simple Green Pro HD" was the best solution to use to clean it. It is actually purple in color and I obtained it at Home Depot. I thoroughly cleaned my driveway. I then put on 2 coats of H&C Clear Coat with Shark Grip in it to keep it from being slippery when it was wet. Once again, I let it dry two weeks even though the directions only called for 72 hours.

Problem solved! I drove across it and no tire marks! It still leaves black marks where the tires stop at on my drive but they wash right off. If you paint and clear coat right from the beginning, you will save a lot of time and aggravation.

**Passing of a Resident:** I sadly want to let our resident's know that Richard Woodward, beloved husband of Helen Woodward, passed away on November 7th. Helen and Richard had been married for 43 years.

Services will be held on Saturday, December 7th at 10:00am at Holy Guardian Anglican Catholic Church. It is located at 1325 Cardinal Lane in Lantana. It is off of Hypoluxo Road west of US 1. For those of you who knew Helen and Dick, please come and express your condolences and show your support for Helen.

**Holiday Lights and Decorations:** It's that time of year when we hang our Holiday Lights and put out our various decorations. While we encourage everyone to decorate their home and help bring the community alive with holiday decorations, we must also remind you that you do so at your own risk. Our landscaper has always been good about working around these items but occasionally something will get broken. When it does, the association nor our landscaper are liable for these damages.

Until next month, have a wonderful Thanksgiving and be safe,

*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!

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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DON'T MISS IT!!  
TUESDAY NOVEMBER 26TH



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561-889-6009  
RESIDENT OF CITRUS GLEN  
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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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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

# January 2014 Elections –

*Please complete if you would like to run for the Board*

Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

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

E-mail Address: \_\_\_\_\_

How long have you lived in Citrus Glen? \_\_\_\_\_

Reasons you would like to run for the board: *(Attached an additional sheet if necessary)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Brief History about yourself: *(Attach an additional sheet if necessary)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Neighborhood Real Estate Watch ~ by Judy

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

As reported in MLS month-ending October 31, 2013

#### Two Properties For Sale in Our Community

Short Sale: List Price Increase \$233,000 – 3BR/2Bath/2-Car Garage

List Price Increase \$299,000 – 3BR/2Bath/2-Car Garage

#### One Properties Under Contract:

List Price \$249,000 – 3BR/2Bath/2-Car Garage

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

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

Sold August 15 for \$200,500 – Short Sale 3BR/2Bath/2-Car Garage

Sold June 6 for \$200,000 – Bank Owned 3BR/2Bath/2-Car Garage

Sold May 3 for \$225,000 – 4BR/2Bath/2-Car Garage

~ *Thinking of buying or selling?* ~

~ *Call me with any Real Estate questions you may have.* ~

***Judy Angelovich, Realtor & Citrus Glen Resident***

Associate Broker,

Coldwell Banker Residential Real Estate

JmaRealEstate@aol.com

(954) 789-9099

~ *15 Years Experience Working with Buyers & Sellers* ~

## **Board and Working Committees and Activities During 2013**

### **BOARD OF DIRECTORS**

Bob Foster, *President*

Ron Clare, *Vice President*

Barbara Villeda, *Treasurer*

Chris Aromandi, *Secretary*

Steve Carl, *Director*

### **Architectural Advisory Committee**

Ron Clare, *Board Liaison*

Dick Heinick, *Chairman*

Joe Eichenlaub

Carolyn Hall

Tapio Salin

Charlene Bothoff

### **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*

Carolyn Hall

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