



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
NOVEMBER 2015

"Are you ready for the Holidays?"

Happy Holidays!!: I would like to wish everyone a Happy and Safe Holiday Season! It's that wonderful time of year that families get together over the upcoming holidays. I've always said, "at the end of the day all we have is family". We all get busy with our everyday lives and sometimes we don't get to spend the time we like with our family. Try to make it a point to put everything aside and make time for those people in your life that you would like to spend more time with. Don't get caught up in the Black Friday craziness. Don't let a special deal on a material item take you away from your family. No matter how good the deal is on that New TV, it can't replace the time you lose being with your family. Enjoy, be safe, travel safely and enjoy those special people in your life.

2016 Budget: The 2016 Budget has been completed and adopted by the Board of Directors. As everyone is aware of, based on the information I have been including in the monthly newsletters, we are planning on rolling out additional Comcast services as a result of a new contract we are currently negotiating with Comcast. A brief breakdown of those services will include "HD" programming, a channel line up of 220 +/- channels, 6- Showtime Channels, Xfinity X1 Platform, 1- X1 HDDVR, 1- HD AnyRoom DVR Service with the X1 Platform, 2- HDDTA's and 25/10 Internet Service including the Wireless Gateway Device. This is a major upgrade to the existing Comcast services we have today including Xfinity Internet Service to all homes. This is going to eliminate the average residents Comcast bill. There are others who use other Comcast Services that they will still be charged for but will see a major reduction in their bill. These savings are expected to more than cover the increase in your overall 2016 assessments.

The 2016 Budget was calculated based on these New Comcast Services going into effect by the end of March 2016. If they happen to start earlier, we have the funding available to cover these costs. If they start later, we will have a surplus that will roll over to next years budget.

The 2016 monthly assessments will be as follows: For the 16 residents who paid the Lump Sum Drainage Assessment up front, your 2016 monthly assessment will be \$229.00. For those of us who chose to pay for the Drainage Repairs via your monthly assessments, your 2016 monthly assessment will be \$273.00.

In the event you do not receive your coupon books before January 1, 2016, your monthly assessment is due every month on the first of the month and can be dropped off at the clubhouse by placing it through the mail slot of the office door in the clubhouse prior to the 5th of each month. Additionally, you can mail it to: Gulfstream Services Management, Inc. P.O. Box 24-4225, Boynton Beach, FL 33424-4225.

Annual Inspections: We live in a community that is 25 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. Potential 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 2016. 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 are 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 2015, 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.

Holiday Lights Committee – Volunteers Needed: Soon we will start to see our neighboring communities start decorating their entrances for the Holidays. At a point in history I know we had some dedicated neighbors that used to take on this

task. For a few years we paid to have the lights put up. Last year we had a couple of neighbors volunteer and put up lights that brought some holiday spirit to Citrus Glen. We had a problem keeping those lights lit but plan on resolving that problem this year with all new LED lights. We are looking for volunteers to help get Citrus Glen into the Holiday Spirit. All we need is for a team of people who enjoy decorating for the holidays to sign up and bring that holiday feeling to our community. Ideally, we would like to do this right after Thanksgiving. If you are interested, just fill out the form on the back page. If we get enough people willing to help with this task, I will know this is something that our community wants and I will purchase the New Lights and hopefully soon, Citrus Glen Residents will be greeted by a nicely decorated entrance.

Fall Maintenance: Soon you will be seeing the bushes being trimmed and the yearly mulching being completed. The flowers will be planted and they will bring the vibrant beauty to our community that we have come accustomed to at this time of year. Afterwards, the sidewalks will be cleaned to help bring that nice clean appearance to the community. People ask, why don't we clean the aprons of the driveways of those residents that have a driveway apron. As per our documents (Page 11, 11.2.H) they are the responsibility of the resident and not the association.

Resident Directory: Recently we mailed out a form and a stamped envelope to determine what information you wanted included in our Resident Directory. We have received app. 50% of them back. Having a community directory is a nice feature of any neighborhood. In the event you want to contact your neighbor you have their information. In the event your neighbor needs to contact you they have a way to do so. If you have misplaced this form, simply e-mail myself at: CGPresident@Comcast.net and I will make sure you receive a new one. You can also obtain one from Scott on Tuesdays and Thursdays from 9:00am to 11:00am.

Once completed, we will distribute this directory only to the residents of Citrus Glen. We hope that each and every resident takes advantage of this by completing this form so we can provide your neighbors with the details that you want shared. In the event we don't receive a form from you, we will follow the Florida Statutes regarding the information we can legally disseminate to the community.

Board Nominations: There will be 2 positions that will be up for nomination. Come January 26, 2016 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. 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 majority of the residents of Citrus Glen. As I mentioned in the August Newsletter, I am currently planning on departing the board. We will be in need of a New President that hopefully puts as much dedication into the position that I did. I am willing to assist the New President and help them transition into the position. I have been making numerous notes (10 pages thus far) to review with that person to help bring them up to speed and willing to mentor them as they feel comfortable with. I am also fine with just handing the keys over if that's what the person wants. I would recommend that the person have plenty of time on their hands, be thick skinned and willing to do whatever it takes to keep Citrus Glen the great place it is.

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. If you would like to run for the board, please 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 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. Nominations will also be taken from the floor but it is always nice to receive them in advance so I can share them with the residents.

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.

Housekeeping Issue: I am getting numerous complaints about residents not picking up after their animals "and" also letting them destroy other resident's property. Additionally, people walking their animals are allowing their animals to go up close to the resident's house. I am asking that each and every pet owner be aware of this and conduct yourself accordingly, otherwise, we will have to adopt more restrictive rules. Please be courteous to your neighbors, clean up after your pet, keep them within 5' of the sidewalk and if they dig in someone's front yard, fix it. This is a simple issue to fix if pet owners will put down their phone, pay attention to your pet and do the right thing. Please don't place us in a position to have to take further corrective action.

Thank you for your ongoing support,

Bob Foster

CGPresident@Comcast.net



**“On Behalf of the Board of Directors of Citrus Glen,
we would like to wish all of our
Residents the Happiest and Safest Holiday Season!”**



ACUTTING HEDGE
Landscaping & Lawn Maintenance
Hedges & Tree Trimming

Rates starting at \$40.00 per month for Residents

561-351-9421

Gilles Rochon Email: info@acuttinghedge.com
Licensed & Insured www.acuttinghedge.com

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

Mac's Pressure Cleaning
754-366-1790 - Daniel Macilwain - Owner
...Call for free estimate.
Proudly Serving Florida!

**LOOKING FOR DEPENDABLE &
AFFORDABLE POOL SERVICE?**
FREE ESTIMATES AND GUARANTEED
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.
BRIAN MATHEWS OWNER/OPERATOR.
561-523-3657

“PHOTOGRAPHER”

(Citrus Glen Resident)

*Call now to schedule your holiday family photo!
Mention this ad for special rate
Call Paulette (561) 742-1020*

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**ATLANTIC FLORIDA PROPERTIES
MARLENE KIRALY (REALTOR)
561-889-6009
RESIDENT OF CITRUS GLEN
HAVE BUYERS NEED HOMES TO SELL**

**JOIN US AT THE NEXT MONTHLY MEETING
DON'T MISS IT!!
THURSDAY DECEMBER 3RD**




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.

**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.

Please complete if you would like to volunteer for the Holiday Lighting Committee:

Name: _____

Address: _____

PhoneNumber: _____

E-mail Address: _____

Best time of day to contact you: _____

You can either drop this off at the Clubhouse Office or simply e-mail me the above information and I will be in contact with you to set up a meeting with you and the other volunteers. You can e-mail myself at: CGPresident@Comcast.net

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS as of November 16, 2015

One Property For Sale in Our Community

Bank Owned List Price \$230,000 - 3Br/2Bath

No Properties in Contract:

Eleven Homes Sold in the Past 6 Months through MLS:

Sold October 29 for \$257,000 - 3Br/2Bath (orig. list \$260,000)

Bank Owned Sold October for \$153,825 - 2Br/2Bath (orig. list \$188,700)

Sold September 29 for \$265,000 - 3Br/3Bath (orig. list \$269,000)

Sold September 9 for \$285,000 - 3Br/2Bath/Pool (orig. list \$285,000)

Sold August 19 for \$248,000 - 3Br/2Bath (orig. list \$259,000)

Sold July 31 for \$277,500 - 4Br/2Bath/Pool (orig. list \$276,500)

Sold July 31 for \$ 233,000 - 3Br/2Bath (orig. list \$244,900)

Sold June 19 for \$262,500 - 4Br/2Bath (orig. list \$274,900)

Sold June 11 for \$234,900 - 3Br/3Bath (orig. list \$239,900)

Short Sale Sold June 3 for \$220,000 - 3Br/2Bath/Pool (orig. list \$229,900)

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

~ 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

~ 17 Years Experience Working with Buyers & Sellers ~

Board and Working Committees and Activities During 2015

BOARD OF DIRECTORS

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Steve Carl, *Vice President*

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Julie Beals

Bob Moreno

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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