President’s Message

“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
Thank you for your ongoing support,

Bob Foster  CGPresident@Comcast.net
Join Us at the Next Monthly Meeting
Don’t Miss It!!
Thursday December 3rd

ACUTTING HEDGE
Landscaping & Lawn Maintenance
Hedges & Tree Trimming
 Rates starting at $40.00 per month for Residents
561-351-9421
Gilles Rochon
Licensed & Insured
Email: info@acuttinghedge.com
www.acuttinghedge.com

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

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.

“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!”

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 ~