



Orange Peel

CITRUS GLEN NEWSLETTER

OCTOBER 2013

President's Message

"Citrus Glen is looking Great, but we're not there yet!"

Halloween will be here soon!

Please check the back page to find out if a "Trick or Treater" will be visiting you!

What's going on in the Neighborhood: The road sealing project is complete! As you can see, not only did we gain the sealing of our roads that is predicted to help them last another 8-10 years, but the new sealing along with the striping and new road reflectors has brought a nice fresh clean look to our community. Now that's what I call killing two birds with one stone.

I have heard from many residents that the road sealing experience was not as bad as they expected it to be. I would like to thank all of our residents for their cooperation during this project along with a special thanks to Steve Carl who assisted me and put in many hours and hard work throughout this project. We would be up early making sure the community was set up and ready for the contractor to start spraying when they got here. This was important since we know the roads in the community and we knew what would work best to get the project completed with minimal inconvenience to our residents. Additionally, Scott and his crew were a major help keeping an eye on things throughout the project and having men here to help us open areas a little earlier than scheduled.

While we did have some issues that were out of our control, I was amazingly surprised how well things went. What I'm the most happiest about was the end result of the project. The community has taken on a whole new look.

Mulching- Sometime before Thanksgiving we will be mulching. It was interesting obtaining the community's feedback about this subject. For those of you who are not on the master e-mail list, I sent out an e-mail asking residents if they thought we should continue to mulch all of Citrus Glen like we have in the past or just the Main areas like the Entrance, along Citrus Glen Avenue and the Clubhouse. After receiving a total of 27 responses I found the results to be very interesting. The results at last count were 14 to keep it as is and 13 just to mulch certain areas.

This year we are going to mulch like we have in the past and start looking for an alternative next year. Putting decorative rocks down has been brought up by several residents. I would like to find an alternative that we could complete and then not have to keep redoing it each year. We budget \$14,000.00 a year for mulch and it is usually gone by March-April of the following year. If we were to consider an alternative like rocks where we could install it once and not have to keep throwing money away each year. Stay tuned!

Sidewalk Repairs- Sidewalk repairs throughout the entire community has been completed and now the annual cleaning of the sidewalks will take place after the mulching is done. I have been asked before about the driveway "aprons". In reading our documents this area between the sidewalk and the road is clearly a responsibility of the resident to maintain and keep clean. It is a very small area that is simple enough to clean while you're having your driveway cleaned.

Street Signs- If all goes well, I would like to replace the street signs. They are old, not so great looking, crooked, rusty, etc. Once again, these are the types of things that you have to replace periodically. I think the existing ones have performed well over the last 20+ years but it is time to replace them. There are various styles and materials the board will be considering.

Lake Systems- The last large item on the list that will need to be done in early 2014 is the inspection of our "lake to lake" connecting pipes. The average life span is 20 years. Over the years these pipes can severely deteriorate and in some cases can collapse if not maintained. Once they collapse, we are looking at a large sum of money to fix and/or replace them. To determine their condition a contractor comes out, sends a camera through them to see what they look like inside each pipe and then we can determine the condition. Depending on the results, we may need to "sleeve" some of them. Sleeving is where they install a corrugated plastic pipe inside the original pipe. Once this is done they are good for many years to come. Sleeving is way less expensive than a collapse so our pro-active approach to this will save the community not only money, but more importantly we don't want to lose the productivity of this system. If one pipe collapses it could cause flooding in just certain areas of the community while the other areas continue to perform as designed.

Needless to say, there is a lot that goes into the running of a community. In order to get that done takes a team of dedicated people willing to take on these projects and spend the time necessary to make sure they get done in the most cost effective way but yet in a way that will last for many years to come. Here at Citrus Glen we have that team in place and you can rest assured that we are continuously working on items that will help to bring our community through the years to come.

New Resident Application Fees: Last month the board increased the basic application fee from \$200.00 to \$250.00. Due to the costs of the background checks we had to make this increase. This will only affect those people who are selling their home or renting their home.

Legal Fees: While I can't discuss the cases that are in litigation, please remember every time the association enters into a legal matter, it ends up costing every one of us money. This year the association has spent a lot of money in legal fees. There is not one case, that if the homeowner would have read and followed the documents, these fees could have been avoided. Not one case! We had a frivolous lawsuit where the association was found to have done nothing wrong but yet it was brought against us and it ended up costing all of us money to defend it. In every single case the legal fees have been more than it would have taken to fix the problem to begin with. In most of the cases the association is able to recover a certain amount, but not in every case. We had one vacant house that sat for app. 10 years. This house cost the association over \$20,000.00 in back assessments and legal fees. We will not recover anywhere near that amount. In the long run, this money comes out of every one of our pockets.

The association has no choice but to pursue each and every violation. We don't enjoy doing this. We would prefer not to even need a budget for legal fees. However, the fact of the matter is we can't sue one person for not cleaning their roof and not sue the next one. It's not that the association doesn't like this person or that person just because we sent them to the lawyer, we have no choice but to handle all of the cases in the same manner. It is "you", the resident, that cause these legal fees. The more the legal fees, the higher the monthly assessment is for all of us.

Bottom line, each and every one of you can help us to control our legal costs by doing your part. If every person would maintain their house, respond to each notice sent by the association, fix their fences, etc., we could avoid all of the legal fees that we all pay.

Scammers have hit our community: This month we have had one of our residents affected by one of the many scams that is targeting the older generation. When you have had a loved one pass, all of the information in the obituary now gives the scammer everything they need to perform the perfect scam on you. Here is a short version of this particular scam: "A resident received a call from who they thought was their nephew. *He said Uncle Joe, this is Tommy, how are you doing? Have you been playing golf lately?* They continue to make small talk just enough to convince you they are your relative. At that point Tommy says: *I came down to Costa Rica for a golfing trip with some friends of mine and I got thrown in jail. It's a long story and they only gave me a few minutes to call so I will tell you after I get out but I need \$1,660 to get out. I am at the US Embassy and need you to wire me the money. I gotta go but the officer will tell you what to do.* Next, someone else claiming to be a local official gets on the phone and instructs him where to wire the money to and that he will call him back in an hour to get the wire transfer information. In the interim this person gets the money and goes to Publix where he was instructed to go and wires the money Western Union. The person calls him back in an hour and is given the wire transfer information. He asks to speak to his nephew but is told he is in court and that he will have him call him back later. End of scam.

This person tried to contact his nephew before sending the money but could not reach him. He was asked by the so called nephew not to tell his parents. So the resident did not call the parents to verify the information. He thought for sure it was his nephew he was talking to. Bottom line, he is out \$1,660.00 along with some pride. It hurts to lose money like this. Nobody ever likes being ripped off. You ask, what can I do if this or something else unusual ever happens to me?

If you're ever asked to send money to get someone out of jail, DON'T DO IT! If you want to do it, call the police and verify everything before giving up the money. The chances are excellent this one step will save you a lot of money. If you are ever told you won a lottery but you need to send a few hundred dollars to cover the processing, DON'T DO IT! Call the police and report it. It is guaranteed to be a scam.

I think you start to get the point. Scammers are targeting "YOU". They prey on the older generation. The older you are the better the chances are of a scammer targeting you. If you have the slightest little doubt, contact the police. Don't call anyone else to get their opinion, call the Police! Beware, these are just a few of the hundreds of scams going on right now. Once you wire the money, there is nothing that can be done. You just lost your money. Luckily this was only \$1,660.00. I have heard stories where people have lost hundreds of thousands of dollars. Be smart, don't be a victim.

Until next month, be safe and keep on being a Good Neighbor!

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!

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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.

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

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



TRICK OR TREAT!!

By
Meg Golden

It's that time of year for all
little goblins and witches to appear!

Our neighborhood, so safe and sound
will be their chosen Haunting ground.

"Trick or Treat" will be their cry
October 31st evening, so look to the sky.
The haunt will begin at 5:00 pm,
just dare the weather to keep us in!

This neighborhood is our place to grow
and we want to share our spirit
with all our friends and neighbors in it.



For those that wish for us to pass you by
we understand and won't even try.



Either tie a ribbon on you mailbox that night,
or leave on your front porch light,
to see all the little goblins squeal with delight.
HAPPY HALLOWEEN!!

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending September 30, 2013

Two Properties For Sale in Our Community

List Price \$249,000 - 3BR/2Bath/2- Car Garage
List Price Increase \$299,000 - 3BR/2Bath/2-Car Garage

Two Properties under Contract

Short Sale: List Price \$220,000 - 3BR/2Bath/2-Car Garage
List Price \$229,000 - 3BR/2Bath/2-Car Garage

Seven Homes Sold in the Past 6 Months through MLS:

Sold September 23, 2013 for \$242,500 - 3BR/3Bath/2-Car Garage/Pool
Sold September 20, 2013 for \$176,000 - 2BR/2Bath/1-Car Garage
Sold September 13, 2013 for \$235,000 - 3BR/3Bath/2-Car Garage/Pool
Sold August for \$200,000 - Short Sale 3BR/2Bath/2-Car Garage
Sold June 12, 2013 for \$200,000 - Bank Owned 3BR/2Bath/2-Car Garage
Sold May 3, 2013 for \$225,000 - 4BR/2Bath/2-Car Garage
Sold April 2, 2013 for \$222,500 - 3BR/2Bath/Pool/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

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Clubhouse Activities/Rental

Inez Guglielmo

Citrus Glen Web Site:
www.CitrusGlen.org