



Orange Peel

CITRUS GLEN NEWSLETTER

SEPTEMBER 2013

President's Message

"The hottest month of the year is over and great things are happening!"
"Road Sealing will begin the First Week of October!"

******VERY IMPORTANT****** We have tentatively scheduled the road sealing to begin the first week of October. We will be posting a sign at the Entrance once the exact date is confirmed. We will also be doing a "tube mailing" (this is the tube by your mailbox) letting you know exactly what areas are being done on what dates. We will also be sending a letter via the U.S.P.S. Mail. **This is a very important project that requires the cooperation of every single resident in Citrus Glen.** Let me explain exactly what we will be doing and how it is accomplished.

Road Sealing is the application of a black tar like substance that is sprayed onto the existing streets to protect them and extend the life of the asphalt. It takes app. 48 hours before vehicles can drive on it. The exact details will be contained in the tube mailings and USPS mailings. The contractor will barricade off half of the streets so only the other half of the street will be able to be driven on. Those homes that are located on the side that is barricaded off will need to park their vehicle on the opposite side of the street either in the grass, in a neighbor's driveway or wherever you can find a place to park but NOT in the roadway. During this project, cars will be allowed to park on the grass off the roadway without being ticketed or towed. If you can go without using your car during the couple of days your street is being done, that would be very helpful. If you need to use your car during this time, you will need to plan ahead. Once your side of the street is barricaded off, you cannot drive across that side of the roadway. If you do and you cause damage, you be charged for all costs incurred to repair the damage. You will need to use extreme caution while driving down the part of the streets that are open as there may be cars that are coming towards you. In this scenario, one car will need to pull very carefully onto the grass and let the other car pass. Please be respectful, be patient and remember this project will only take 7-10 days all together. I know for the most part that we won't have any issues. I also know there will be those few that think they are entitled to do as they please, drive as they wish and where they wish and will cause damage to the community. I hope we don't incur much unnecessary damage as we need to understand that it will cost us all in the long run. If you should see a car causing damage, please write down their license plate number and report it to us so we can charge them accordingly. If you should accidentally drive across the fresh sprayed sealer and get it onto your driveway, our contractor will remove it for a fee along with the cost for redoing that section of roadway. This sealer can also make a mess of your car if you drive through it and it flies up on the sides of your car. If that happens, you will need to have it professionally removed at your expense.

In addition to the sealing, they will be restriping the roadways and installing all new road reflectors. When the project is over, we will be good for app. 5-7 years before it will need to be done again. With the main reason for sealing the roads being extending the life of the asphalt, the most noticeable difference will be the fresh clean look it will bring to the community.

I assure you we will do our part in providing every household with the information they need to be able to know what is happening and when. Between what we provide and a little common sense and courtesy during the project, I fully expect the sealing of the roads to be a complete success. I fully understand that it will cause some inconvenience for all of us, but it will only be temporary. Remember, in the areas where one half of the street is blocked off, you will NOT be able to park on the other half of the street. You will need to either park in the grass (carefully) on a neighbors front yard, or; coordinate with a neighbor and see if they will let you park in their driveway, or; park in another area and walk to your house for those of you that don't mind walking to help us out. Once you receive your instructions in your mailbox tube and/or via the US Mail, that is the time to come see us and ask questions so you are nice and clear on what to do and what to expect.

******CHECK YOUR MAILBOX TUBES AND ALSO WATCH OUT FOR A LETTER
FROM THE ASSOCIATION VIA THE U.S.P.S. MAIL.******

Security begins with "you": It was brought to our attention that a home was broken into here in Citrus Glen, luckily, while the residents were not home. I just want to take a minute and remind everyone that we all need to do our own part in the security of our homes and our neighborhood. Being a gated community with current technology in place at the entrance, helps to deter a lot of crime in our neighborhood. A burglar would much rather enter a neighborhood where

there are no gates and no cameras in place. With that being said, as with any community, there is always a way to enter a community other than through the main entrance. You ask, what else can "I" do? In today's times, I personally feel that every home should have an alarm system and that system should be tested monthly. If you don't have an alarm system, I would suggest that you start the process of obtaining quotes. Get at least 3 quotes and learn about the different systems out there. When considering a system, think like a burglar thinks and then make sure your house is protected accordingly. Two gimmicks to watch out for by alarm companies, Monthly Monitoring and Long Contracts. Monthly monitoring for basic alarm service should run approximately \$20.00 per month. As you add in services like Cellular Backup, it can go up to \$25-\$30. Cellular backup provides backup in the event your phone line or internet line is cut, your system can still communicate with the Central Station. If you have a Smartphone, iPad or Tablet of some sort, find out if you will be able to Arm and Disarm your system with it. That comes in nice when you're away and you want to let a worker in or maybe you have a False Alarm. You can simply control your alarm system from your Smartphone or Tablet. Long contracts, a lot of companies will try and lock you in for up to 5 years. This is how they recoup their fees for the Alarm System. Unless you are going with a super high tech system that is really expensive and don't want to pay for it up front, there is no need for long contracts. Finally, there is always a box they will check on the contract as to who owns the system at the end of the contract. Make sure they check the box that shows that you own the system at the end of the contract. The sales person that starts making the most excuses is most likely the company you don't want to use. Once it is installed, ask them for the Certificate for your Insurance Company before you give them the final sign off. Most insurance carriers offer a discount if you have an alarm system.

A great addition to an alarm system would be a Security Camera System. This allows you to watch your house while you're away. Hear a noise at night? Simply look at your camera's monitor and make sure all is secure.

In summary, get multiple quotes. Also, ask a neighbor to watch your house if you are going on vacation or going to be gone for a period of time. Remember, this is "your" house, protect it as you feel you need to. Get references from neighbors who have alarm systems and ask them how much they pay per month and if they are they happy with the service. The choice is yours; would you rather have it and not need it or need it and not have it?

Sidewalk Repairs: Sidewalk repairs will be happening during the month of September. For the most part, it will be a painless project to those of us that live here. Any affected areas will be barricaded off during construction. Any sections that are replaced will look different than existing sections due to the fact they will be freshly poured concrete. There will be a few homes that will not be able to use their driveways while the sidewalk in front of their driveway cures. We will work with each of those homeowners and provide advance notice of when construction will begin. There will be some area where they will be grinding the sidewalks to eliminate various issues. Please avoid these areas until the barricades and barricade tape is removed. The contractor has been given an exact scope of work and will not perform any additional work unless ordered by Scott or myself. These repairs are part of our ongoing effort to make Citrus Glen a safe and well maintained community.

Word of Safety for all: Luckily since installing Envera we are able to manage the lines at the main entrance when they occur. However, every once in a while a line does form out to Lawrence Road. I wanted to pass along my thoughts if you happen to be the one that ends up waiting on Lawrence Road with traffic coming at you. If you do find yourself in this unusual position, take a few minutes and drive around and come back in a few minutes. I know we are all very busy but by doing this one simple thing and taking a few minutes out of your day could possibly save your life and/or the life of someone else.

Something else that helps this situation, make sure your guests are on the Guest List. If you are the kind of person that likes to be called, make sure you are available when the phone rings. We usually know when guests are arriving and this prevents Envera from having to call multiple numbers thus causing delays at the gate. If you're not sure if you're going to be available or you don't want to wait by the phone, put them on the Guest List. Any pro-active measures you can take will help to prevent these lines from occurring.

Gym Survey Results: We have received app. 20 surveys back from residents regarding the Gym. I would still like to see some more input as I am getting requests from "Leave it as is" to "Turn the Gym into the Office and make the existing office space a gym so there would be more room" and "everything" in between. For the most part, the residents are in favor of doing some sort of modification to the Gym but I would like to hear from more residents. I want to thank everyone who has replied for their responses. Even if they did not favor doing anything they were still very nice and stated why. Thank you for taking the time to complete the survey and share your thoughts. I look forward to hearing more feedback from our residents.

Important Reminder: We're in the middle of Hurricane Season. This is typically when it starts to get busy in the Atlantic. Make sure you're prepared!

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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Boynton Beach, FL 33424-4225 • Tel # 561-733-5550

Managers: Scott Straleau. E-mail: scott@citrusglen.org

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**RESIDENT OF CITRUS GLEN
HAVE BUYERS NEED HOMES TO SELL**

100 Year Storms:

We have all heard the terminology where they refer to a storm as a "100 Year Storm". I had always thought that if a 100 year storm ever hit us, we probably wouldn't have to worry about having a storm of that caliber again in my lifetime. WRONG! What it means is that we have a 1 in a 100 chance of having a storm of that caliber. Hurricane Katrina, Hurricane Andrew, etc. all referred to as 100 year storms. We could actually have multiple 100 year storms in 1 year. That would be a really bad year! A few months ago Lake Worth Drainage District put on a presentation at the monthly board meeting. Sadly, only a few residents attended it even though it was announced to all. A lot of good information was had from this presentation and provided us an opportunity to better understand how our lakes and canal systems work. Wow, what a process managing all of that water to make sure people don't flood. We learned that our houses are designed intentionally to take on water in the garage. That is the reason for the step down in the garage. Until water gets inside a house do they consider a house to be flooded. Even though we came close during Tropical Storm Isaac, we did not have one house in our community that flooded. It was a very informative presentation and we will try and have them back again next year and hopefully more residents will attend.

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending August 31, 2013

One Property For Sale in Our Community

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

Six Properties under Contract

List Price \$187,000 - 2BR/2Bath/1- Car Garage

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

List Price \$229,000 - 3BR/2Bath/2- Car Garage

List Price \$239,900 - 3BR/3Bath/2- Car Garage/Pool

List Price \$240,000 - 3BR/3Bath/2- Car Garage/Pool

List Price \$289,000 - 3BR/2Bath/2- Car Garage

Five Homes Sold in the Past 6 Months through MLS:

Sold August for \$200,500 - 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/2- Car Garage/Pool

Sold March 11, 2013 for \$226,000 - 3BR/3Bath/2- Car Garage/Pool

~ 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

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(954) 789-9099

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Board and Working Committees and Activities During 2013

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Citrus Glen Web Site:

www.CitrusGlen.org