



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
SEPTEMBER 2014

### *"Owning a House, a Good Thing or a Curse?"*

**Owning a House:** Did you ever feel like there is not enough hours in the day or enough money in the bank to keep up on your house? Houses are typically the single largest investment we ever make in our life and other than things like the day we first got our driver's license, the day we got married, the day our kids were born or our grandkids were born, it is also one of the most exciting times when you are handed the keys to your new home.

Then comes the day you walk into your house at 10:15pm at night and find 1-2 inches of water on your floor throughout your house. While it may serve as a memorable moment, that excitement once held when the keys were first handed to you for your new home quickly fades and panic sets in. At that exact moment you're hoping you can just call the landlord and let him handle it while you fix yourself a drink and head back out the door to a hotel with a nice comfy bed. Then it sets in, I am the landlord, I can't leave and head to that hotel, I have to fix the problem. A drink still isn't out of the question at this point!

September 1st this was my nightmare. Let me tell you, I hope none of you ever have to go through it but from what I have heard, several of you have. The first thing I did was shut our water off. Do you know where your water shut off is for your house? Next, I called over our good friends who had just dropped us off and asked them to HELP! They appeared with a wet vac in hand ready to help us. Next, I called Stanley Steemer to get a crew on the way out while we worked for the next two hours cleaning up the water, throwing the wet items outside, rescuing our puppies who are low to the ground and putting them on higher ground and I'm sure there were a few cuss words here and there. I found out that our insurance company is open at 12:30 in the morning and the person on the other end was as glad to hear from me as I was to have to be calling them. Stanley Steemer showed up, tore off the baseboards, the tile base in the bathrooms, took off doors, the bottoms of cabinets and extracted the water hidden in these areas. Next came 11 "Gale Force" fans and a huge dehumidifier. Once everything was plugged in and running it sounded like the air field at Atlanta Airport on a Monday morning. For those of you who don't fly, Mondays are typically the busiest days at airports. Talking to someone else inside the house was not possible unless you were right next to them. At 4:30am Stanley Steemer left and left behind all of their equipment running at full force. We blew up an Air Mattress, grabbed a few pillows and a blanket and went to sleep, even with all of the noise. Luckily, the following day our good friends offered us a room at their house to stay in. Stanley Steemer stopped by the house and checked the walls for dryness, took other readings every day. Finally, 3-1/2 days later after they verified everything was dry, they removed their equipment. Silence at last! Now what? My house is a mess!!

Needless to say, my days are more busy than normal. We just started interviewing contractors, meeting adjustors, etc. On top of that I am performing my job as President and keeping up with the things I do for our community and the good news is, we are finally able to sleep in our own beds, for now, until construction begins.

People ask what happened to cause this? There is a small water hose that goes from a shut off valve to your faucet inside the cabinet under all of your sinks. I had just replaced this hose app. 5 years ago with a nice new Stainless Steel one because I was told these types of hoses won't blow out. WRONG! They lied! This one little hose turned our world upside down, at least for now.

If you have never replaced these lines in your home, I would suggest hiring a plumber or it is a relative easy project to do yourself. It will be money well spent!

Talking about money, where does it come from when this happens? I will tell you more about that once I figure it out as I know the insurance is not going to cover everything like they say it will. The wonders of owning your own home!

**Dryer Vent Cleaning:** Have you noticed your clothes are taking longer than normal to dry? Have you ever had your dryer vent cleaned? I had noticed when I cleaned the lint filter on the dryer that there was just a small area on the filter that would fill up with lint. Yes, the President of the Association does wash. I'm not the President of the US so my life is just like yours, I do our wash! Sorry guys if I got you into any trouble by your wives!

Back to the story. I found an ad on Angies list for \$69.00 to have my dryer vent cleaned and they also cleaned all the venting in the dryer. I had just had it done 5 years ago and my vent was full of lint all the way to the roof. Statistics say over 15,000 house fires are caused by dirty dryer vents each year. The guy did a great job. I even wrote a letter and placed it on the Citrus Glen Web Site in the Neighbor to Neighbor section. The name of the company is: **Dryer Vent Specialists and More, LLC**. Their phone number is: **561-926-7140**.

It was taking up to 2 hours for a full load of towels to dry before the cleaning. Now it takes app. 30-45 minutes for the same size load. This was money well spent! If you haven't had yours done, I would suggest doing it. Probably just what you save on your electric bill will pay for it. Of course, if you can save burning down the house I guess that is a reason to have it done also.

**Roof Leaks:** I just had a new roof put on my home app. 6 years ago and the roof is leaking! More money! Does it ever end? We came back from a short trip and there had been a lot of rain while we were gone only to find a wet area on my garage ceiling and water on top of my cabinets in the garage in a different area. After much research, they are coming from the same area. I know, you're asking, how does this help me? Keep reading and you will see. If you live in a Courtyard Style home you have a Tower as I call it by the front door, it is a common problem that leaks form around this tower area where it meets the roof line. In looking at the pictures that the roofing companies took, they all agreed, it was coming from around this tower. Stay tuned as it is supposed to be fixed here soon. I have been saving money for the project and was finally able to schedule it. In the interim, I mitigated the damage it was causing by placing a few items in the attic to catch the water until I could afford to get it fixed. Are we having fun yet owning a house?

**Florida, the Lightning Capital of the World:** As you have seen in the past few months, the Gate Arm on the Guest Lane was up for a day at a couple of different times. The electronics had been hit by lightning causing this to happen. Luckily we have a team of dedicated professionals that respond quickly and get things back up and running. We are going to be researching additional lightning protection for the Gatehouse to help prevent this problem in the future.

I was at a meeting this week where I was talking to the Envera people. As we know, they handle the security at communities all over the state. Last year at this time they had responded to 12 lightning strikes at their locations. This year, "36" lightning strikes thus far at their locations. I have noticed myself that the lightning lately has been much worse than in the past.

Be careful when you are out in a storm or even home and a lightning storm is occurring. Make sure you have surge protection on all of your TV's and Electronics. If you have expensive electronic equipment you may want to consider putting a battery back-up system (also known as a UPS) on them that will help to protect them and keep them running during power outages and handle the surges and sags in power. They are relatively inexpensive, usually starting around \$50 for one that will work great on your Computer and Monitor. More fun times owning a home!

**Pool Area:** We have been having a lot of cases where people are using the pool at the clubhouse after hours. We have had people that don't live here and some that do, jumping the fence to use the pool and spa and leaving beer cans behind, glasses, etc. We tried addressing the issues ourselves and the Board has decided to utilize the Envera Pool Monitoring System to secure our pool after hours. They will be installing their equipment over the next few weeks. Once it is in and working, they will be able to detect a person at the pool and require them to leave. They will only be doing this from Dawn until Dusk when the pool is closed. Our existing Security Camera System monitors the area 24x7. These cameras are only looked at when something happens. The Envera Camera is a special camera that detects people and sends an alarm back to the Guard Station. They will come over a speaker that is being installed and request that person to leave. If they fail to leave, they will contact the Boynton Police and have them removed and charges pressed if applicable.

As I have explained in past newsletters, this is a liability for all of us. The pool is a nice amenity that many residents enjoy and we want to keep it that way. Every time damage is done at the pool it cost all of us money. If a glass gets broken, it cost all of us money. We have tried other ways to correct this issue with no success. This will be a great solution.

**Drainage System Update:** We are receiving the bids to repair the drainage system. I have been working closely with the bank to determine if we are eligible for a loan for these repairs. Additionally, I will be meeting with Lake Worth Drainage District this week to obtain their input on this project and find out if there are any sources for funding projects like this. I am hoping at this month's Board Meeting we will have received enough information to be able to schedule a Community Meeting and provide everyone with the answers you are looking for. I am anticipating on having a representative from one of the Drainage Pipe Lining Companies along with our Legal Counsel at the meeting. Additionally, we will have the Big Screen up to show you the videos of some of the drainage pipes along with the layout of the pipes so you understand the issues of doing nothing along with the bids received so you can see the numbers for yourself.

Remember, Board Member's are resident's just like you. This is our community like it is yours. It will affect our finances like it does yours. We are doing everything possible to keep the monthly increases to a minimum for this project while at the same time attempting to make sure the pipes get repaired before there are any failures.

At the meeting we will be announcing what the amount will be for the project and how this will affect each and every homeowner financially. Stay tuned for a date for that meeting. I am considering having this meeting on a Saturday Morning vs. a Tuesday night. I would like your feedback on that along with any questions you have. I have prepared a form on the back page of this newsletter for you to complete and turn or mail into the office at the Clubhouse. I look forward to hearing from all of you. I fully understand owning a home can be challenging at times. Living in an HOA for projects like this is a good thing as it spreads the costs amongst everyone.

Thank you for your ongoing support and help in keeping our community the great community it is,

**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!**

*EXPERIENCE IS NOT EXPENSIVE, IT'S PRICELESS!*



**Dennis D. Nelson, LLC**  
ABR, CDPE, e-Pro, WCR  
President & Realtor  
DNelsonGroup@gmail.com  
PH: 561.202.7151

Have you been thinking about  
BUYING - SELLING - RENTING or INVESTING  
in Residential or Commercial Real Estate?

Never make another mortgage payment again,  
if you are 62 yrs or older and in your primary residence that has equity.

Did you know you can leverage the cash value  
of your life insurance to invest in Real Estate?



**THE NELSON GROUP**

[www.TheNelsonRealtyGroup.com](http://www.TheNelsonRealtyGroup.com)



**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](mailto:info@acuttinghedge.com)  
[www.acuttinghedge.com](http://www.acuttinghedge.com)

**JOIN US AT THE NEXT MONTHLY MEETING**

**DON'T MISS IT!!**

**TUESDAY SEPTEMBER 30TH**



**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.

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

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

**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)*

*Weddings & Special Events*

*Family Portraits & more*

Mention this ad for special rate

Call Paulette (561) 742-1020

**CONCRETE SOLUTIONS FL.**  
**"DON'T REMOVE, RECOVER"**

With over 25 years of experience, our family owned decorative/design resurfacing company serves residential and commercial customers of South Florida. We are experts in concrete overlay and resurfacing as well as stamped concrete, diamond bright, pool & patio tile. We are also a licensed General Contractor and perform any types of construction, Large and Small.

Call your neighbor Neal Isanuk for more information!

**561-921-7232**

<http://ConcreteSolutionsfl.com>

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

## Do you prefer the Drainage Project Meeting to be on a Saturday?

Name: \_\_\_\_\_

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

Do you prefer the meeting for the Drainage Project be held on a Saturday Morning?  
Yes: \_\_\_\_\_, No: \_\_\_\_\_

Please share any questions you may have regarding this project. Please note, we do not know the financial impact this project will have on each resident at this point. That will be known and announced at this meeting along with a letter sent out to each residence. (Please review the last couple of newsletters in the event your question may have already been answered. They are located on the www.Citrusglen.org web site, "Orange Peel".) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you prefer to submit your question online, simply go to the Citrus Glen Web Site at: [www.Citrusglen.org](http://www.Citrusglen.org), click on "Contact Us" and complete the form and provide us with your question/input.

(Simply cut off this form and drop it through the mail slot at the Clubhouse Office)

### Neighborhood Real Estate Watch ~ by Judy

#### **"Citrus Glen Real Estate Activity"**

As reported in MLS month-ending September 21, 2014

#### Three Properties For Sale in Our Community

List Price Reduced \$229,900 – 3Br/2Bath/Pool

List Price \$260,000 – 3Br/2Bath

List Price \$289,000 – 3Br/2Bath/Pool

#### Two Properties Under Contract:

List Price \$249,900 – 3Br/2Bath

List Price \$250,000 – 3Br/2Bath/Pool

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

Sold August 18 for \$287,500 - 3Br/2Bath/Pool (orig. list \$295,000)

Sold August 15 for \$245,000 – 3Br/2Bath (orig. list \$250,000)

Sold August 13 for \$240,000 – 3Br/2Bath (orig. list \$250,000)

Sold August 12 for \$249,900 – 3Br/2Bath/Pool (orig. list \$249,900)

Sold June 30 for \$237,500 – 3Br/2Bath/Pool (orig. list \$250,000)

Sold June 13 for \$232,500 – 3Br/3Bath/Pool (orig. list \$245,000)

Sold June 9 for \$250,000 – 3Br/2Bath (orig. list \$270,000)

Sold June 5 for \$240,000 – 3Br/2Bath (orig. list \$289,000)

Sold May 22 for \$285,000 – 4Br/3.5Bath/Pool (orig. list \$285,000)

Sold May 2 for \$246,200 – 3Br/3Bath/Pool (orig. list \$269,900)

Sold March 21 for \$230,000 – 3Br/2Bath (orig. list \$235,000)

~ 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

~ 16 Years Experience Working with Buyers & Sellers ~

## Board and Working Committees and Activities During 2014

### BOARD OF DIRECTORS

Bob Foster, *President*

*Vice President*

*Treasurer*

Chris Aromandi, *Secretary*

Steve Carl, *Director*

### Architectural Advisory Committee

Michelle Urban, *Board Liaison*

Dick Heinick, *Chairman*

Joe Eichenlaub

Tapio Salin

Judy Roberts

### 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*

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)**