



Orange Peel



President's Message

CITRUS GLEN NEWSLETTER
DECEMBER 2013

"Have you started your Holiday Shopping yet?"

Shopping for the Holidays: I don't think I have ever seen a year where there have been so many so called "sales". We have "Black Friday", Cyber Monday", "Cyber Week", every day is "Final Hours" or "Final Day" and the list goes on and on. Bottom line, do your homework. I was comparing many sale items this year only to find out that the majority of the items were at normal price with just a few items thrown in there at a low price to make you think everything was marked down. Ladies, keep an eye on those purses because trust me, other people are watching it when you're not. Make sure your purses are closed and secure. You can even take that strap in the shopping cart and run it through the handles of your purse and snap the strap together. I have had several family members over the years have their purses stolen by taking their eyes off them for a minute. It is that time of year where desperate people are doing desperate things. Don't become a victim. Be aware of your surroundings in parking lots. Don't go out and place your shopping bags in the trunk and then go back in the mall. There are thieves in the parking lots waiting for people who do this. Be smart, be safe and have a wonderful holiday season.

Many projects are still under way: As many of you have noticed we have been replanting and cleaning up the Main Entrance. I would like to thank everyone for your cooperation when we had to shut down the main entrance so the workers could do the work they needed to do. Soon they will be completed and our entrance will start to grow into a beautiful entry way into Citrus Glen. (Note: Due to the New Plantings, we will not be decorating the entrance for the holidays)

Mulching has been completed. The sidewalk cleaning is in progress and will soon be completed. The City of Boynton Beach has once again caused damage to our roads and those areas will soon be fixed. Seasonal flowers will be planted soon and blooming for all to enjoy. The last thing to be completed will be our new street signs. The existing ones have served their purpose but they are very tired looking. The New Signs have been ordered and will be installed sometime in January. This will bring even a fresher, more modern look to our community.

Board Nominations: There will be 2 positions that will be up for nomination. Come January 28, 2014 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. After much consideration and much coaxing by the residents of Citrus Glen, I plan on running for the board again if the residents choose that is what they want. Chris has also said he will run for the board again. 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 residents of Citrus Glen.

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 and help us continue to make Citrus Glen the great community it is. If you would like to run for the board, please either complete the form on the back page of this newsletter or 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 prefer, you can also go online to: www.Citrusglen.org and click on "Contact Us" and submit your information there. We will also be accepting nominations from the floor at the Annual Meeting.

In January, 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. We must have a quorum of the residents to conduct the annual meeting and nominate our 2 board members.

Let's talk Real Estate: As you can tell each month when looking at the Real Estate Report by Judy Angelovich, Realtor and Citrus Glen Resident, the prices of homes are on their way up. Since the market has been active here in Citrus Glen with homes selling almost as fast as they are put on the market, I asked Judy to provide some tips for our residents. Here is her response:

Important Real Estate Tip for Sellers and Buyers:

Before listing your home for sale, or before presenting a purchase offer on a home, your Realtor will supply you with 'comps' to review. These are 'comparable' properties that have sold within the past 3 to 6 months in your immediate neighborhood, or within one mile of the home you are selling or purchasing. To qualify as a 'comp', properties should be alike in ways such as style and features (for example: single family, 1-story, 3-bedroom, 2-car garage, pool), square footage, and very importantly, condition. Review these comps with your Realtor and be sure that none of these 'like properties' have sold as a Short Sale or Foreclosure. Short Sales and Foreclosures most often close below market value and are considered 'distress sales.'

Use a local Realtor, someone very familiar with the specific area of the home considered. Out-of-county Realtors may not have access to our Palm Beach MLS (Multiple Listing System) which contains important information about our properties that is not always provided in their county's MLS detail. Our listings do appear in their MLS, but minus some important information. It may not be clearly stated in an out-of-county MLS if one of our Palm Beach properties sold as a Short Sale or Foreclosure, and it could inadvertently be used as a 'comp' by an unaware Realtor.

In a healthy real estate market such as we have now, the use of Short Sales and Foreclosures should not be considered or included when determining the market value of your home.

Judy Angelovich, Associate Broker Coldwell Banker Residential Real Estate

Annual Inspections: Don't forget, as I mentioned last month, Annual Inspections will be taking place in January. 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. Please let us know if you have any questions.

Annual Budget: As discussed in last month's newsletter, the 2014 budget has been completed and is available upon written request. Don't forget, starting January of 2014, the monthly assessment will be \$189.00 per month.

A couple of Housekeeping items: Please remember, Garbage Days are Monday and Thursday. Trash is to be placed out at the street no earlier than 5:00pm the night before. Please don't let your trimmings sit by the road days in advance. Sometimes, it is various landscape companies doing this. If you have a landscaper who cuts your grass and trims your trees/bushes, they must take the trimmings with them. If a company is caught placing them on the side of the road and not picking up after themselves, they will be banned from the community. Please remind your landscaper of this. Once your garbage can/recycle bins have been emptied, they are to be stored out of sight in your garage or behind your fence. If you fail to do so, you will receive a warning notice. If you should receive a warning notice, take ownership of the problem and please take care of it.

Speed Limit- When the New Street Signs go in the speed limit has been reduced to 20 MPH. We don't want any accidents or anyone getting hurt. So many people feel it is a race from the entrance to the Stop Sign. If you did double the limit between the gate and your house, you may save a whopping 5 seconds and you put the lives of every resident in danger doing so. Is it really worth it? Have respect for your neighbors and your community. I know life is short, but let's not make it any shorter by driving recklessly.

Selling or Leasing your home? Remember, please complete the Resale/Lease Application as soon as possible. The Association has "30 days" from the date a complete application has been turned in and the associated fees have been paid. At that point we order a background check. Once the background check is received back we then give it to the Interview Committee to schedule an interview. This committee is comprised of "Volunteers" that have a life also and are not going to drop what they are doing just because you are in a hurry or you forgot to turn in the application, etc. We typically can get this done earlier than 30 days, but don't depend on it. This document is located on the Citrus Glen Web Site at: www.Citrusglen.org under "Documents and Samples" or it can be picked up at the office.

Until next month, have a wonderful Christmas, Hanukkah or other Holiday you celebrate and be safe,

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!**

The Real Estate Market is Changing for the Better!

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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
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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

January 2014 Elections

Please complete if you would like to run for the Board

Name: _____ Lot Number: _____

Phone Number: _____

E-mail Address: _____

How long have you lived in Citrus Glen? _____

Reasons you would like to run for the board: *(Attached an additional sheet if necessary)*

Brief History about yourself: *(Attach an additional sheet if necessary)*

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS month-ending November 30, 2013

Three Properties For Sale in Our Community

List Price \$249,900 - 3BR/2Bath/2-Car Garage/Pool

List Price \$250,000 - 3BR/2Bath/2-Car Garage/Pool

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

One Property Under Contract:

Short Sale List Price Increase \$233,000 – 3BR/2Bath/2-Car Garage

Seven Homes Sold in the Past 6 Months through MLS:

Sold November 18 for \$226,000 – 3BR/2Bath/2-Car Garage

Sold October 10 for \$223,500 – 3BR/2Bath/2-Car Garage

Sold September 23 for \$242,500 – 3BR/3Bath/2-Car Garage/Pool

Sold September 20 for \$176,000 – 2BR/2Bath/1-Car Garage

Sold September 13 for \$235,000 – 3BR/3Bath/2-Car Garage/Pool

Sold August 15 for \$200,500 – Short Sale 3BR/2Bath/2-Car Garage

Sold June 6 for \$200,000 – Bank Owned 3BR/2Bath/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

BOARD OF DIRECTORS

Bob Foster, *President*

Ron Clare, *Vice President*

Barbara Villeda, *Treasurer*

Chris Aromandi, *Secretary*

Steve Carl, *Director*

Architectural Advisory Committee

Ron Clare, *Board Liaison*

Dick Heinick, *Chairman*

Joe Eichenlaub

Tapio Salin

Charlene Bothoff

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