



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
NOVEMBER 2014

"The Holiday Season is here!"

It's that time of year: This time of year begins the most loved season for many of us. The weather starts to change, no more temperatures in the high 90's and we can actually walk out of our house without sweating all over our clothes before we reach our vehicle.

Soon you will be seeing the yearly mulching being completed before Thanksgiving. The flowers will be planted and they will bring the vibrant beauty to our community that we have come accustomed to at this time of year. As many of you have seen, the sidewalk cleaning has begun. While all of the cleaning is not completed, the balance will be done after the mulching is completed. People ask, why doesn't he clean the aprons of the driveways of those residents that have a driveway apron. As per our documents (Page 11, 11.2.H) they are the responsibility of the resident and not the association.

The holidays are upon us and we will all be spending time with family, friends and loved ones. Thanksgiving will be here before we know it and we will all be stuffed from the favorite dishes that each culture and religion creates. For us, it's a big turkey dinner with all of the trimmings. Mmmmm, I can taste them as I write this newsletter.

Whatever holiday you celebrate, weather you spend it by yourself or with family and friends, the most important thing is that you enjoy yourself. If you're fortunate enough to have your family around you, make sure to enjoy those times together. Me personally, I am looking forward to our first Thanksgiving and Christmas with our new Grandbaby! He is truly a bundle of joy and we are already planning on being together with all of our local family.

To our Citrus Glen Family, I wish you the happiest and safest of holidays.

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 task. For a few years we paid to have the lights put up. Last year we did not put up any lights because our entrance was just enhanced with some new trees, shrubs, etc. What are we going to do this year? We are looking for volunteers to help get Citrus Glen into the Holiday Spirit. We have boxes and boxes of lights, cords, etc. All we need is for a team of people who enjoy decorating for the holidays to sign up and bring that holiday feeling to our community. Ideally, we would like to do this by Thanksgiving so if you are interested, just fill out the form on the back page. If we get enough people willing to help with this task I will know this is something that our community wants and maybe this will be the start of things to come in the future!

Annual Budget: The Annual Budget is being worked on and we will hopefully have all of the numbers we need so the Board can finalize it and let everyone know what the increase will be for 2015. While we have not worked our way through all of the details yet, I am expecting an increase of app. \$60.00 per month due to the drainage issue we are facing. While we have not received the Engineers Report yet, we do know we have to start reserving for this project. Additionally, we must remember that our community is 20+ years old. Just like your house, you find it cost more to maintain as the years go on.

Speaking of the Drainage Project: Like I mentioned, we are awaiting the independent study that we contracted a well-known engineering firm to perform for us. We do know that we have this project ahead of us but we wanted to seek the opinion of someone that doesn't have a horse in the race. Another words, this will give us a professional opinion by a non-interested party as to the condition of the current drainage system and their recommendations for how long they think we have before we must address the issues. Like I mentioned above, we do know we have a problem and that we must start reserving for it. The Engineers Report will help us to determine the time frame we have to work with. Stay tuned as I still plan on having a Community Meeting by years end.

Elections are coming up: There will be "3" positions that will be up for nomination. Come January 27, 2015 at 7:30pm, our annual meeting will be held and three board members will be nominated. Chris Aromandi, our current Secretary and myself, Bob Foster, current President, still have one year left. I am hoping that we can get our current board member, Steve Carl to run for the board again as he has been of great help to our current board. Bob Moreno is temporarily on the board filling in for a few board members who sold their homes. I would like to thank him for jumping in and helping out. Who knows, maybe we can get Bob to run also. He was previously a 3 term President, maybe he is bored by now and ready to join us. I strongly encourage more residents to run for the board. I encourage change. Change in the right hands

can be a good thing. We have all read stories in the past about bad 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. Alternatively, you can also go online to: www.Citrusglen.org and click on "Contact Us" and submit your information there. If you submit your nomination online, you will receive a confirmation of your submission within 24 hours. If you don't receive it, please let us know so we can make sure we have received your nomination.

In the next few months 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 3 New Board Members.**

Annual Inspections: We live in a community that is 20+ 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 2015. 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 may be 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 2014, 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. I have already looked at mine, it's time for a roof cleaning!!

Theft in Citrus Glen: Just a word of caution, we have had a couple of cars that had items taken from them. They weren't broken into because in both of the cases the owners accidentally left their cars unlocked with some valuables inside. Make sure you lock your doors on your cars and house. Please watch out for your community. If you drive through and see something suspicious, call the police. Nobody knows better how your house normally looks than your neighbor. If you see something out of the usual, do something about it. Call your neighbor, call the police, do something but DO NOT confront someone as we don't want anyone getting hurt.

A word of caution: If you should happen to hire a contractor to paint your driveway or if you choose to do it yourself, be sure to use a product called "Shark Grip". I personally used one bottle of Shark Grip per gallon of paint. I also used it in my sealer to help make sure we don't fall nor does anyone else. We did have a resident slip and fall on a painted driveway where the contractor apparently did not use or did not use enough of this material and a resident walking their pet fell on the persons driveway apron between the sidewalk and the street.

One Final Note: As some of you may have noticed the pool area is now being monitored by Envera from Dusk til Dawn. I received an "anonymous" complaint saying that we changed the hours. Nothing has changed, the hours are still the same. The pool is open from Dawn till Dusk. The Tennis Courts are open from 8:00am to 10:00pm. For those of you who bought in this area of the community you knew the tennis courts were there when you moved in. You also knew about the pool rules. Most of these rules are mandated by the State of Florida and/or Public Health Department and/or our Insurance Carrier. Lastly, NO GLASS IS ALLOWED IN THE POOL AREA. There have been reports of people with glass items at the pool. This is very dangerous and expensive if a glass gets broken and/or someone gets hurt. Please read the rules posted at the pool. "Everyone" is held to the same rules. In the future, for anyone that has a complaint, I am more than happy to sit and talk about it. You don't need to write a multi-page nasty gram "anonymously".

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 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
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JOIN US AT THE NEXT MONTHLY MEETING

DON'T MISS IT!!

TUESDAY NOVEMBER 25TH



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.

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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

Please complete if you would like to volunteer
for the Holiday Decorating Committee
or Run for the Board
(please check the appropriate item)

Holiday Decorating Committee: _____ 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: (Attach an additional sheet if necessary)

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

Please turn this form into the office at the Clubhouse. You can simply place it through the mail slot in the door. You can also go online to www.Citrusglen.org and submit your information by completing the form on the "Contact Us" page.

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS as of November 3, 2014

Three Properties For Sale in Our Community

List Price \$255,000 - 3Br/2Bath

List Price Reduced \$258,000 - 3Br/2Bath

List Price \$289,000 - 3Br/2Bath/Pool

One Property Under Contract:

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

Eleven Homes Sold in the Past 6 Months through MLS:

Sold September 23 for \$245,500 - 3Br/2Bath (orig. list \$249,900)
Sold September 23 for \$238,000 - 3Br/2Bath/Pool (orig. list \$250,000)
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)

~ 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

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**Board and Working
Committees and
Activities During 2014**

BOARD OF DIRECTORS

Bob Foster, *President*

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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