



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
OCTOBER 2015

*"Finally, the time of year we have been waiting for!"*

**Good bye Summer!!** We made it. We survived another summer. Hopefully no more 90 degree weather until next summer. The weather people are predicting a very active winter season for Florida saying that this is the third strongest El Nino in history. In past years this type of El Nino has produced tornadoes here in South Florida. I was in my office on August 7, 2003 in Riviera Beach when I was on the phone with a friend and I was telling her how bad the weather was out. She figured out that I was in my office and told me there was a tornado in the area. About that time I noticed things flying around, items bouncing off the bars on the windows and I hung up and gathered our staff in the safest area of the building. As I was getting to this point, one of my Project Managers was going to make a dash for his car not realizing what was happening. He got stuck in the parking lot hunkered down between two cars. He finally made it back in and he wasn't quite right for a few days. ☺ This all happened in about a 10 minute period and when we went outside it looked like a war zone. There were tractor trailers thrown everywhere, the Pepsi plant had lost its roof, many houses in nearby neighborhoods were without roofs, on I-95 a Fed Ex tractor trailer had been picked up from the lane by the median and dumped on the side of the interstate like a little Tonka truck, the mobile home park next to I-95 had been devastated, etc.

The bottom line is it gave me a whole new appreciation for these types of tornados. The weather service rated it as a "F0" tornado. If that was a "F0" tornado, I definitely do not want to be in anything stronger.

If the weather people are correct, please take these things seriously. They happen fast, they do major damage and unless you are tracking the weather they happen before you have a chance to get your camera out! The good news is, we are supposed to have some cooler weather this winter.

**Gym Remodel:** Some of you have been peeking through the windows of the Newly Remodeled Gym. While we are still awaiting a few last minute detail items, the Gym should be open by the time you are reading this newsletter. I am very happy with the results. The gym is now a bright cheery place to go. From a New Frosted Glass Door to a 48" LED TV on the wall for your viewing pleasure, the room has taken on a whole new look. The walls have been freshly painted with a nice combination of vibrant colors, the floor was replaced with a new rubber floor like you see in many gyms, the old popcorn ceiling is gone and you will find there are bright modern LED ceiling lights to give you plenty of light anytime of the day or night, etc. The Main Gym Unit has been reupholstered and is in good working order. Several people asked if it was a new piece of equipment and were surprised when I told them no. The New Treadmill and Elliptical machines are back in place and ready for those of you who want to catch a little workout.

Prior to doing the Gym Remodel I had always thought the "Office" was a larger room and I was planning on swapping them. Luckily, I measured the spaces and found out the Gym is actually the larger of the two rooms by app. 25-30 sq. ft.

While everyone has their own wish list of equipment they would like to see in there, we feel confident the Gym has the necessary equipment to provide you with a good workout if you take the time to learn how to use them. The Main Gym Unit has framed instructions on the wall. Take a few minutes to get familiar with the machine and you will see it is a very flexible machine with many different workout options available. For those of you who want a major workout, you may still want to keep that Gym Membership. When you have a chance, take a peek inside the Gym and see how we transformed it into a place that I know residents will enjoy for years to come.

**Board Nominations:** There will be 2 positions that will be up for nomination. Come January 26, 2016 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. 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 majority of the residents of Citrus Glen. As I mentioned in the August Newsletter, I am currently planning on departing the board. We will be in need of a New President that hopefully puts as much dedication into the position that I did. I am willing to assist the New President and help them transition into the position. I have been making numerous notes (10 pages thus far) to review with that person to help bring them up to speed and willing to mentor them as they feel comfortable with. I am also fine with just handing the keys over if that's what the person wants. I would recommend that the person have plenty of time on their hands, be thick skinned and willing to do whatever it takes to keep Citrus Glen the great place it is.

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. 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 want to run for the Board, you can also go online to: [www.Citrusglen.org](http://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. Nominations will also be taken from the floor but it is always nice to receive them in advance so I can share them with the residents.

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.

**Comcast:** As you know, we are in the process of negotiating a New Contract with Comcast as discussed in last month's newsletter. For the absolute majority of the community, the new contract will reduce or eliminate your existing Comcast bill depending on the services you have. The new contract will include 25mbps Internet Service with a Wireless Gateway, HD Service, HDDVR (Recorder), Comcast X1 service, Showtime, etc. We are currently in round 3 of negotiations and will hopefully have a final contract soon. Remember, along with these additional services will be additional costs. Once the 2016 Budget is completed each of you will receive a notice of an increase for 2016. I am estimating that increase to be \$30-\$40 a month. However, this will be easily recouped by the majority of the community through their savings on their current Comcast Bill. If you have AT&T or Direct TV, people have told me they would realize savings as high as \$200 by utilizing the New Comcast services. As with any amenity, not everyone will take advantage of it. It is like the Clubhouse Pool, if you have your own pool you probably don't use the Clubhouse Pool but yet you still pay your share of it. Same with things like the Gym, Lake Fountains, the Clubhouse, etc. This all part of living in an HOA. I would guess that the majority of the community does not use all of the amenities available here in Citrus Glen but yet we all share the costs for each and every item. I strongly encourage everyone to take advantage of the New Comcast services when they become available. Like the last rollout, Comcast will be holding an event(s) at the Clubhouse for all to take advantage of. Those dates and details will be announced once they are determined.

**Drainage Project:** Much to my pleasure and sleepless nights, the Drainage Project is 100% complete. Sometime in the next few months you will receive a letter in the mail as to what the total costs were, what the amount was that was financed, etc. The project went great and our drainage system is now upgraded to last a projected 50-100 years.

**Housekeeping items:** Trash days are Monday and Thursdays. Your trash is to be put out curbside no earlier than 6:00pm the night before. It must be removed from the street on the day of pick-up and placed in an area that is not visible to the community. Just because you do your tree trimming on a Friday does not mean you can set your trimmings out at the curb. Just because you are replacing your fence on a Saturday, does not mean you can place your old one by the road. Let's keep our community looking good. We don't want to drive through and see trash everywhere. Neighbors, if you see your neighbor doing this, call the City of Boynton Beach Waste Compliance Officer at 561-742-6202. They will come out and fine the neighbor a special pick up fee of at least \$50.00. This person contacted me about some issues. I told them to go ahead and handle it with the resident and she gave me her phone number for our residents to use when there is an issue. For all of you that have been complaining, do something about it and call this number.

**Halloween: October 31, 2015-** If you plan on Trick or Treating, please see the Halloween "Trick or Treat" plan on the following pages so you know what houses you will find the Treats at and make sure you don't end up being Tricked! This is a fun time of year for the young kids so please remember to drive extra careful on this evening. We will have little goblins running from house to house and want to make sure they make it back home so they can enjoy their treats.

**Speaking of Treats:** We have reports of a female walking a medium to large white dog in the neighborhood depositing treats on people's driveways and lawns. I was told the problem is this person is always on the phone and not paying attention to what her dog is doing. If anyone knows who this person is or happens to see something like this happening, please let us know. We would like to send them a letter from our legal counsel!

**Budget 2016:** We will be reviewing the proposed budget at the upcoming Board Meeting. There are a lot of factors that come into play when doing a budget. We had a lot of legal fees in 2015 and hope to bring those back to normal status in 2016. We are hoping to perform some tree planting in 2016 to replace a lot of trees that died. I am hoping to allow for a facelift of the inside of the Clubhouse this coming year. The inside is still basically the same it was as the day it was built. Just like your house, the older the community gets the more it cost to maintain. Stay tuned and if all goes good, I should be able to announce the 2016 monthly assessments in the next newsletter.

Thank you for your ongoing support,

*Bob Foster*

CGPresident@Comcast.net



# Trick or Treat

*by Meg Golden*

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

Our neighborhood so safe and sound will be their chosen Hauntingground.

"Trick or Treat" will be their cry October 31st evenings, 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!!**



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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.

**JOIN US AT THE NEXT MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY OCTOBER 27TH**



## 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: (Attach 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 as of October 17, 2015

#### No Properties For Sale in Our Community

#### Two Properties Under Contract:

Bank Owned List Price \$179,900 - 2Br/2Bath

Listing Price \$260,000 - 3Br/2Bath

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

Sold September 29 for \$265,000 - 3Br/3Bath (orig. list \$269,000)

Sold September 9 for \$285,000 - 3Br/2Bath/Pool (orig. list \$285,000)

Sold August 19 for \$248,000 - 3Br/2Bath (orig. list \$259,000)

Sold July 31 for \$277,500 - 4Br/2Bath/Pool (orig. list \$276,500)

Sold July 31 for \$ 233,000 - 3Br/2Bath (orig. list \$244,900)

Sold June 19 for \$262,500 - 4Br/2Bath (orig. list \$274,900)

Sold June 11 for \$234,900 - 3Br/3Bath (orig. list \$239,900)

Short Sale Sold June 3 for \$220,000 - 3Br/2Bath/Pool (orig. list \$229,900)

Sold May 29 for \$275,000 - 3Br/2Bath/Pool (orig. list \$279,500)

~ *Thinking of buying or selling?* ~

~ *Call me with any Real Estate questions you may have.* ~

***Judy Angelovich, Realtor & Citrus Glen Resident***

Associate Broker,

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## Board and Working Committees and Activities During 2015

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Julie Beals

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**