



Orange Peel

CITRUS GLEN NEWSLETTER

JUNE 2013

President's Message

"It's officially Hurricane Season ~ Are you ready?"

If history is a way to determine what kind of hurricane season we are in for, we should be in good shape. Typically, whenever there is a lot of rain in the month of May our area normally fairs pretty good during hurricane season. Wow, if that is true, we have nothing to worry about! Let's keep our fingers crossed and hope that is the case this year. May has definitely been a wet month and June is off to a wet start also. We have already been working with the Drainage District lowering our lakes a few times due to the amount of rain we received. This is no fun task. It usually means going out in the rain and sometimes even lightning and opening and closing the flood valve that allows our lakes to drain into the main canal system. This is something they didn't tell me about when I became president! The good news is that we have a great Property Manager, Scott, who stays on top of these things, contacts the water district for us and gets the necessary authorization to open and close these gates. The other good news is that it was a great test of the new drainage pipe that the district installed to replace the one they damaged last year. The new pipe is now flowing at full capacity and our lakes now drain like they are supposed to. At least I know going into storm season that we have a fully functioning drainage system in the event we need it.

Let's talk about Storm preparedness again, Are you ready? Have you picked up your copy of the Hurricane Survival Guide from your local grocery store or home building supply store? Check out the back page of this month's newsletter for some Hurricane Tips to help you start getting prepared for Hurricane Season. I will be placing some various tips on the back page over the next several months to help you get prepared in the event a storm strikes our area.

Disclaimer: Do not depend only on the information provided in this or any future newsletters. It is up to each individual person to obtain the necessary information and supplies they feel they need to weather a storm. The information provided is simply to assist you with some basic ideas for preparing for a storm.

Lessons learned about the New Gate Entry System- Good old Microsoft is at it again! They have recently updated Internet Explorer and that will cause some people to have issues when trying to access the www.myenvera.com web portal. If you get an empty gray page, here is what you can do to correct the issue. This also works on any web site where you may be having issues where you could access it before and all of a sudden can no longer access it. Please keep in mind, this only pertains to those of you who are using a Windows based PC to access the Envera Web Portal. Those of you who call Envera to manage your Guest List, everything is still the same.

If you have issues accessing the web portal, open Internet Explorer and go to www.myenvera.com, click on "Tools" and then click on "Compatibility View". Your screen will either refresh and you will now see the login screen or close out of Internet Explorer and reopen it again and go back to www.myenvera.com. You should now be able to access it with no problem. If you are still having issues accessing it, please contact Bob Moreno at: Bob@Citrusglen.org or myself at: CGPresident@Comcast.net and we will assist you. In the interim, please remember you can still call Envera at: (877) 936-8372 (Press Option "3" to speak to a live operator) until we can assist you in resolving your PC issue. "Compatibility View" was a feature put in by Microsoft to solve web site issues when Microsoft makes a change and the web server may not be compatible with that change.

Clubhouse and Gatehouse: As you may have noticed, the Clubhouse and Gatehouse both have a New Roof on them. Sometime in July they will both be receiving a fresh coat of paint and take on a nice new look. The only downside is that it will require the Pool and Clubhouse to be closed for a few days. We are also looking at redoing the pool deck at the same time. If there are signs up saying the area is closed, please follow the signs and do not enter until we reopen it again. We do not want anyone getting hurt, stepping in wet paint, etc. If it is closed, it is closed for a reason. Thank you in advance for your cooperation.

Gate Operators: If this rain will ever end, our gate company will be installing New Ground Loops at the 3 gates. This is all covered under our maintenance contract with no additional expense to the community. The existing ground loops are in bad shape and I noticed they were in need of attention when we were working on the Gatehouse Roof. This is going to require the Main Entrance to be closed for a full day or possibly two days. In the event it is closed for two days, we will open it up and re-secure the community at nightfall and shut it back down the following morning.

The Miner Road Gates will be open while the Main Entrance is shut down. Please follow the signs and do not attempt to enter the barricaded areas. We do not want any of our workers getting hurt and if you are caught on video, we will file charges with Boynton Beach Police accordingly. It will also be very easy to tell who entered before they were supposed to as the workers will be using a wet tar like substance and it will get all over your car if you drive through it.

Tree Trimming- Once the rain subsides, you should start seeing the tree trimming begin. FYI- There are a few dead Palm Trees in the community. In the event one of these trees happens to be in your front yard, don't be surprised if you come home one day and the tree is gone. If we do have to remove a tree, we will do our best to replace it at some point in the future.

My find of the Month: Have you ever tried to get your prescription filled at the "Big Name" pharmacies and they are out of them and they won't help you by ordering them or letting you know when they will be available. Are you looking for Home Delivery? Are you looking for a Pharmacy that provides good old fashioned customer service?

I was fortunate enough in the last few months to find a local pharmacy who solved all of my prescription nightmares and they are just minutes away. They are located on Gateway Blvd. across the street from Publix east of I-95 right next to Subway. The name of the pharmacy is My Community Pharmacy, 561-200-4245. They have a Full Mobility product Line, Braces, Walkers, Wheelchairs, etc. They are also a Compounding Pharmacy if you should need that service and they will deliver right to your home. I could tell you the nightmares we had with the big name pharmacies but I won't bore you with that. If you need a good pharmacy with a down to earth pharmacist who provides excellent customer service, give them a try.

Parking in the Street: Sadly to say, some cars have been towed away this month for parking in the street. At least one of them came to the office fully upset and threatening to sue the association, etc. We know nobody is ever happy when their cars are towed away but you must remember, we are not the ones who parked their cars in the street. If we did wrong, we will gladly fix it, we have made mistakes before and in each case we corrected the issue. In both of these recent cases the vehicles had been ticketed before and both residents had their vehicles towed in the past. If you have already received tickets for the infraction, should it really be a surprise when your car is towed? Should you really be threatening to sue the association? At some point you have to admit you made a mistake and take ownership. Screaming and hollering at us over something you did wrong serves no purpose. Take responsibility for your actions and peacefully get your vehicle out of impound and learn from the experience.

What happens if a Guest Arrives unexpectedly? Sometimes we all have guests show up unexpectedly or we forgot they were coming and didn't obtain a parking permit for them. Maybe you are in the middle of a party and someone had too much to drink and you insist they stay overnight. From a "Parking" stand point there is a very simple solution for this that will make sure they car doesn't get towed. Grab a standard piece of paper and put the following information on it in easy to read black letters: "***We live at: (put your address here) and had a Guest arrive late and will obtain a parking permit tomorrow. Put the Date, Make of Vehicle, License Plate Number and how many nights the vehicle will be there for.***" Place this paper plainly visible in the windshield of the car and park the vehicle in the "Overflow lot across the street from the Clubhouse" backed into the parking spot so the Security Guard can easily see the sign without having to exit their vehicle. That's it! There is absolutely no reason for cars to have to be towed away. The following day you can obtain a Parking Permit from any Board member or Scott if it is one of the days he is here. Even if it is a weekend, feel free to e-mail me letting me know you need a parking permit and I will get it ready and let you know how to pick it up. In addition to Board Members, Inez and Bob Moreno both have the ability to issue parking permits. I live at 217 Disc Drive or my e-mail is: CGPresident@Comcast.net . It doesn't get much easier than that!

Reminder: THERE IS NO REASON TO CALL ME AT 10:00PM AT NIGHT! I will no longer answer any calls after 7:00pm as I have been receiving to many un-necessary calls late at night. If you are calling me, ask yourself: Is this something that can wait until tomorrow? Is this something I should be talking to Scott about? Is this a neighbor to neighbor issue and not an association issue? Is this an issue for the Police and not Bob or Scott? Board Members are "Volunteers" of this community. While I am more than happy to listen to your issues and try and help you come up with a solution, I ask that you respect my time in return. If you have an Emergency, call "911".

Time to check your Batteries: It's that time of year to check your batteries in your Smoke Detectors. If you are going to be running a generator if a storm comes, I strongly recommend replacing your existing Smoke Detectors with combination Carbon Monoxide/Smoke Detectors. This will keep you safe in the event the wind is blowing the wrong way and the Carbon Monoxide from the exhaust on your Generator accidentally gets into your home. I was pressure cleaning once and had it happen so I take it very seriously.

Until next month, be safe, stay dry 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

You may continue to use the website facility
and it will forward to Scott

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HURRICANE SURVIVAL TIPS

Number One Tip: Help yourself first and then help your neighbors. You have to be all set so you are in a position to help others. After a storm, no matter how much you may not like your neighbor, you must forget about that and help each other. That is what it takes to make it through a disaster. Once you know that your family is ok, start knocking on some doors and checking on your neighbors. Sometimes just talking to them goes a long way. If they are scared, invite them to come over to your house. If their home phone is not working and your cell phone is, offer to let them use it. Do whatever it takes to help each other. If you're physically able, get out and walk around the neighborhood and help clear the roads so we can get rescue crews in, clean up crews in, Red Cross, etc. As long as it is standing, the Clubhouse will become a central point of communication. Either someone will be there or we will post signs saying what we need help with, who needs help, etc. Additionally, I will also be updating the web site with information (www.citrusglen.org). The Main Page of the web site will turn into a "Storm Page" if we are due to be impacted by a storm. Overall, stay calm, be compassionate towards everyone and do whatever you can to help out in the community.

Safe Room: Before a storm ever comes, determine what room in your house will be your "safe room" during a storm. This should be a room that has no windows. For me it would either be the Master Bedroom Closet or the Guest Bathroom.

Weather Radio: Make sure you have some sort of device that you can listen for watches and warnings even if you lose power. Make sure you buy enough batteries to keep this device running for several days.

Flashlights: Storms can be pretty scary at 2:00am when you don't have any power. Having a simple little flashlight will help you find your way and make things a little "brighter". Make sure you have enough batteries to keep your lighting devices powered for several weeks.

Shelters: Boynton Beach High School is a local Hurricane Shelter. Note: You cannot take your pets to a regular Shelter. In Palm Beach County there is a Pet Friendly Shelter at West Boynton Recreation Center at 6000 Northtree Blvd. (Be sure to verify these shelters if you would consider going to a shelter as sometimes they change.)

Water: You should have at least 2-3 quarts of water per person per day. That would be at least 4-6 standard 16oz. bottles of water. Once again, the government recommends 3 days worth of supplies, I recommend 2-3 weeks. All of these items will not go bad and you can use them after Hurricane Season so you won't be wasting your money and possibly saving your own life in the interim.

Toilets: Prior to a storm fill your bathtub with water. If you lose power and water during or after the storm, you can simply dip a bucket into the tub of water and pour it into the tank of the toilet to refill it so you can continue to use your toilets. If you have a swimming pool, you're all set for a long time!

This is just a very small start, stay tuned for more information in upcoming editions of the Citrus Glen Orange Peel!

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending May 31, 2013

Two Properties For Sale in Our Community

List Price \$189,000 – 2BR/2Bath/1- Car Garage

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

Two Properties under Contract

Bank Owned: List price \$196,500 – 3BR/2Bath/2- Car Garage

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

Four Homes Sold in the Past 6 Months through MLS:

Sold May 3, 2013 for \$225,000 – 4BR/2Bath/2- Car Garage

Sold April 2, 2013 for \$222,500 – 3BR/2Bath/Pool/2- Car Garage

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

Sold December 28, 2012 for \$195,000 – 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, JmaRealEstate@aol.com
Coldwell Banker Residential Real Estate (954) 789-9099

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Citrus Glen Web Site:

www.CitrusGlen.org