



Orange Peel

CITRUS GLEN NEWSLETTER

MAY 2013

President's Message

We're getting plenty of water for those "May Flowers"

The Countdown has begun for Hurricane Season - As most people know, June 1st begins the 2013 Hurricane Season and runs until November 30th. The experts are predicting 18 named storms this year with 9 of those being Hurricanes. Out of those 9, they are predicting 4 to be "Major Hurricanes" and the East Coast of the US including Florida has a higher than normal chance of being impacted this year. What does this mean to us? Run for the hills? Can't do that as we don't have any hills so we will revert to Plan B. Actually, running for the hills shouldn't really be a Plan A, as we all know, being prepared must be number one on our list. The government says we should have enough supplies to last for at least 3 days. I personally believe we should be prepared to have enough to last for at least 2-3 weeks. As we have seen in past storms, we can be without power for days and even weeks in some cases. There is a good document on our web site at: www.Citrusglen.org, click on "Documents and Samples" and then click on "Hurricanes- Before, During and After the Storm". This document will provide you with some great information to help you start preparing in the event a storm hits. If you don't have a computer and would like a copy of this document, leave a message at the office and we will print one out and get it to you. Also, while you're out grocery shopping, at Home Depot or Lowe's, etc., pick up the latest Hurricane Survival Guides and start getting ready now. Don't wait until the last minute and be a panic shopper, now is the time to start getting ready.

While we're on this subject, make sure your Homeowners Insurance policies are in order. Even though we are not in a Flood Zone, I personally still carry flood insurance. I just paid my 2013-2014 bill and it cost a little over \$400 for the year for Flood Insurance. As we saw after Tropical Storm Isaac, flooding is a possibility under the right conditions. What I know about insurance tells me that if water rises and comes in my house, my homeowners policy is "not" going to pay for repairs. That is what Flood Insurance is for. If a tree comes flying through my window and I end up with water damage, then my homeowners insurance will pay. Disclaimer: I am not an insurance person and this information is provided for informational purposes only and the accuracy of such content should be verified by a professional.

Bottom line, we are supposed to have an extra active season due to the warming of the Atlantic Waters. Be prepared!

Lessons learned about the New Gate Entry System- I created a Brand New set of New User Instructions for the Envera Web Portal and put them on the Web Site. They also have all of the phone contact information on them. They are in the "Documents and Samples" section of the web site and are labeled "Envera System Use Instructions". You will notice in the instruction set one thing that has changed. If you want to call Envera to manage your Guest List via the telephone and want to talk to a Live Operator, you still call: 1-877-936-8372 and now press Option "3". It used to be option "2".

Here are some real time statistics for you regarding the New Gate Entry System: Between the date of inception, March 5th and April 30th, Envera processed 7,844 entries. The average response time that the guard responded to the person at the kiosk was 11.95 seconds. The average total transaction time was 56.40 seconds. I know we have had a few bumps along the way but considering these statistics, the new system is doing well.

Garbage Do's and Don'ts- Mondays and Thursdays are garbage collection days. You can place your Green Rolling Trash Container out on both days. Bulk trash like tree trimmings, boxes, refrigerators (door taken off for safety), etc. can be placed out Monday. Recycle Bins are placed out on Thursdays. Do Not place "anything" on the grates on the drains. This not only blocks the drains but they can be damaged when the garbage collection person picks up your garbage with the claw they use. The repairs for these drains can easily run over \$1,000.00 and that comes out of all of our pockets. Trash is to be taken out the night before collection day after 6:00pm and the trash cans/ recycle bins are to be brought back and "stored out of sight" from the street before 10:00pm on the day of collection. Failure to follow these guidelines can lead to a fine of \$100 per day as per our documents. Also, if the trash people should fail to pick up something you left out for them, it is "your" responsibility to pick it up and bring it back in until the next trash day.

"Definitions 101- Be a Good Neighbor"- As many of you are aware of by now we are installing a New Roof on the Clubhouse and Gatehouse. The Clubhouse roof has had a leak and it is 25 years old so we decided it was time for a New Roof. The good news is that we had reserves built in to the budget for this expense so it will not require a Special

Assessment. The downside is that it does cause some "minor" inconveniences. It is those minor inconveniences that has prompted me to write this section that I call "*Definitions 101- Be a Good Neighbor*".

I have had the opportunity to meet some of the most kindest people and some of the most rudest people during this project. The rudest ones are the ones that live everyday under the "Entitlement" theory. The definition of "Entitlement" is as follows: "*belief that one is deserving of or entitled to certain privileges*". In this case, even though we had the entrance closed down to protect the workers working on the Gatehouse, we had a few residents that felt entitled to enter through the exit side, proceed to cut across and enter through the residents entrance and then speed down Citrus Glen Drive before we closed down the road almost hitting one of our workers in the interim. It's kind of sad, there are those of us who are "volunteering" their time to make our community a better place and yet we have to deal with people like this. As construction goes on and then painting begins, we will be shutting down the road and clubhouse on several more occasions. This time, I plan on carrying my camera with me so I can share pictures of these people in future newsletters and hold them "accountable" for their actions. By the way, the definition of "Accountable" is as follows: "*responsible to someone or for some action; answerable*". Pictures in the newsletters should accomplish that.

I have learned during my term as President not to take things personally as there were those of you that stopped and helped, picked up a cone that had blown over or maybe said two simple words that meant a lot, "Thank you". It was those people that help bring everything into perspective and remind me why I do what I do. The definition of "Thank you" is as follows: "*a polite expression of one's gratitude*". Wow, someone showing gratitude. I think that is something we all forget about in these days and times. A simple "Thank you" can go a long way.

Give me a thank you and you will get my respect. Respect I have come to learn over the years is not something you can demand, it is not something that anyone owes you, it is something you earn. By the way, you guessed it, the definition of "Respect" is as follows: "*Admire (someone or something), as a result of their abilities, qualities, or achievements*". Could you imagine if we all had respect for our fellow neighbor. Instead of being that person that always complained, instead of being that person that feels they are entitled, be that person that is accountable for their actions, be accountable for who you are and what you are. I bet if you did just one of these things, you may just earn the respect of your fellow neighbor. It's been a long time since a lot of us were actually "neighbors". I know I am not as good a neighbor as I can be but I am going to work on it. I thought to myself, I wonder what the definition of "Neighbor" is. This is my last definition for this newsletter but hopefully you understand what I am saying and only you can decide what applies to you and what you may need to work on. Hopefully I don't have to put your picture in the next newsletter as a reminder! By the way, the definition of "Neighbor" is as follows: "*One who lives near or next to another, A fellow human.*" Wow, you know what that means, my neighbor is just like me. They are "A fellow Human". We need to treat our fellow neighbor just like we would like to be treated or expect to be treated.

To close this chapter, the Clubhouse and Gatehouse will soon be getting their New Tile installed. Once the tile is completed, both facilities will have a fresh coat of paint on them. During this time it will require us to shut down the Main Entrance so they can work on the Gatehouse. Of course while the Main Entrance is closed, the Miner Road gate will be open. There will "never" be a time you will not have not access to the community during construction. We will also have to shut down the Clubhouse while it is being worked on. We do this for your safety and the safety of the workers. Please do not enter these areas while they are closed. If we have signs out or yellow caution tape out, it is for a reason. You may not understand why, but they are there for a reason. We do not want anyone getting hurt from a stray nail, a tile that may slide during installation, bits and pieces that may be on the ground that could get into your feet, etc. Each time, before we open the Clubhouse, the deck is thoroughly washed down and the outside is cleaned up and made safe so you can enjoy your visit to the Clubhouse. We will do our best to keep the shutdown times to a minimum. I personally along with another one of our board members was out at 7:30pm one evening reopening the roadway and doing some clean up so nobody got any flat tires when exiting or entering our community. The roofers had some equipment problems on this particular day that caused them to run late and we wanted to make sure the community was secured again before night fall.

If you are on our e-mail list, I will be sending out e-mails when I know the dates of the closures. If you are not on the list and would like to be, simply e-mail Bob Moreno at: Bob@Citrusglen.org and ask to be placed on the Master E-mail list. Doing so will make sure you receive any and all e-mails sent out with Community News.

Tree Trimming- Right on schedule, we will be trimming the "Palm Trees" this year. Tree trimming will begin on or about June 1st . 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.

Have a Great Month and thank you for your ongoing support!

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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TUESDAY MAY 28TH**



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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
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SUPPORT OUR NEIGHBORS

Do you have a service you offer that you would like your neighbors to know about? Seamstress? Painting? Handyman? Mailbox Repair? Painting Window Frames? Banking? Insurance? etc. We want to support our residents if they offer a service by helping them get the word out to the community. Now's your chance! Please complete the form below and turn it into the office at the Clubhouse. We will make sure to get the word out in the upcoming newsletters and also post it on the web site.

Name: _____

Address: _____

Phone Number: _____

E-mail: (if you have one) _____

Description of the services you offer: _____

How much do you charge: _____

Neighborhood Real Estate Watch ~ by Judy

"Citrus Glen Real Estate Activity"

As reported in MLS month-ending April 30, 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

List price \$235,000 – 4BR/2Bath/2- Car Garage

Four Home Sold in the Past 6 Months through MLS:

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

Sold November 20, 2012 for \$180,000 – 3BR/3Bath/2- Car Garage

~ Thinking of buying or selling? ~

~ Please 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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Board and Working Committees and Activities During 2013

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Bob Moreno

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Teresa Moreno

Clubhouse Activities/Rental

Inez Guglielmo

Citrus Glen Web Site:
www.CitrusGlen.org