



Orange Peel

CITRUS GLEN NEWSLETTER

DECEMBER 2011



*Happy Holidays to All!
Best in the New Year!*

President's Message

I would like to wish everyone a happy holiday season. I also appreciate the efforts of our many homeowners as to their festive holiday decorations.

Pool Update. This is our most pressing issue. The county health department has ordered us to update our chlorine dispensing system. We have until December 31st to get this done. I signed the contract for the update last week and hopefully we will have this resolved by the end of the year. We have also had problems with our pool heaters. We use two heaters to maintain our pool temperature at 82 degrees. One of our heaters (these are electric heat pumps) is about six years old and the other about seven years old. Both of these heat pumps use Freon which is becoming almost a banned chemical and the new systems all use the more environmentally friendly R410A coolant. As of about two weeks ago, one of the existing heaters stopped working due to a coil leak and all the Freon was lost. We were advised that it was not worth the expense to repair. We had hoped to get by with just one functioning heater while we negotiated for the replacement heater. However, "Murphy's law" came into play and the second heater also failed and the estimated cost of repairs was an additional \$800 for that heat pump.

We decided to replace both of the heat pumps since we received a discount of about \$500 by buying a second heat pump. The installed cost of the new heat pumps is \$7,600 and these have a three years labor and seven years parts warranty which was the best we could find. The new heat pumps are supposedly about 20 percent more efficient than the old ones. The electric bill for the Association is about \$32,000 a year. We have expenses relating to the gate, the irrigation and fountain pumps, and the street lights. However, most of the \$32,000 relates to the clubhouse and most of that is for the pumps and heaters used by the pool and spa. Although I don't have the separate cost of heating the pool, this could be as much as \$12,000 a year. If we actually save 20 percent a year with the new heat pumps, they could almost pay for themselves before the three years labor warranty expires. Hopefully they will last another four or five years (heat pumps have an expected useful life of between five and ten years). In any event, we are resurfacing the pool deck on December 19 and 20 and the new heat pumps are scheduled to be installed on December 20. We have also restrapped most of the lounge chairs and hope to have everything done in time for the holiday season when many of us have visits from friends and family who live in the "colder climates." If we don't get this done by this time, I may be the one who has to "visit friends and family."

The Gates. The Lawrence Road gate appears to be working on a relatively consistent basis. Almost everyone has adjusted to the current "universal code" system and we haven't had very many other problems. We have considered the current system to be temporary until we can restore the card system or install a more advanced system. However, I would like to have some owner input as to what you want. Please note

the questionnaire at the end of this newsletter. I would appreciate you removing it from the newsletter and returning it to us. I want whatever you want and this feedback will help us to better represent the interests of the community.

We have a problem with unauthorized entry at the closed gates on Miner Road. The intruders are either "squeezing" between the chain link gates or merely climbing over the gate or wall. The anecdotal information I have received indicates that this is mostly children from the neighboring communities going through Citrus Glen as a shortcut to Miner Road from Lawrence or to gain access to fish in our lakes. Although I doubt these individuals are a threat to our personal security or property, this is still unacceptable. I had hoped to upgrade the Miner Road gate this year but, as of this time, we are still waiting on the City of Boynton Beach to "quit claim" their legal ownership of our streets. We can't modify any of the access points until this is resolved. If anyone observes someone going through or over the Miner Road gate, the first thing I would like for you to do is to try to photograph the offenders. Most of us have digital cameras and many of us have cameras in our cell phones. Identifying the trespassers is a necessary first step. If these individuals remain on our property, such as fishing in our lakes, please call the Boynton Beach police and report the violation. If the police do not have any emergency calls, they will come and order the trespassers to leave. If we can document continued violation (by use of our digital photographs), we may be able to have the individual(s) arrested.

Landscaping Update. We have basically completed our fall landscaping improvements. We made some improvements to some of the homeowner yards and replaced a large number of the hibiscus plants along Citrus Glen Avenue. The hibiscus plants were twenty years old and some were dying and none were flowering. We are hoping the new plants will have a "greener look" in general and the new jatropa trees will add some color. January and February are our coldest and driest months and are generally not a good time for new plants. We probably won't undertake any more landscape additions until May or whenever it starts to rain again. However, we will continue to address issues such as fallen or diseased trees as they occur since these issues can't wait for a convenient time. If you have landscaping requests, please put them in writing and give them to our property manager who will forward them to the landscaping committee. We also need volunteers for the landscape committee. If you are interested, please contact the landscape chairperson, Pris Neulander, by e-mail, at prisalan@comcast.net.

Jim Taylor

JOIN US AT THE NEXT MONTHLY
MEETING AND SEE THE FUN
WE ARE HAVING TOGETHER

DON'T MISS IT!!
TUESDAY
JANUARY 24 TH



Board and Working Committees and Activities During 2011

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Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Monique Owens
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities
Inez Guglielmo

Gate Reminder

At that time, the gate can be opened either by using the dialer and having the resident open the gate or by using the following 5 digit access code –

*4106

If you have problems with the gate after this date, you should email Bob Moreno at bob@citrusglen.org or call at 561 733 5422. If you send an e-mail, please be sure to include your name, lot number and telephone number.

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
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We need you option!!

Please Take The Survey!

Check out of the Back Panel to response to our survey on your options on the gate

We are still considering our options as to the gate. I would like to get some input from the homeowners before we make a decision. The following is an opinion poll and not an official "HOA vote." Please return your votes to our office at the clubhouse. You can either mail them or come by the clubhouse and drop them into the mail slot on the office door. Our mailing address is

Citrus Glen HOA
 195 Temple Avenue
 Boynton Beach, FL 33436

Homeowner name _____ Address _____

1. Continue with the current "Universal Code" system. This is the simplest solution and would not cost us any additional money. However, it also gives the greatest access to our community (least secure).
2. Replace the card reader with a modern system. The new card reader would work in the same manner as the old card reader. However, all new cards issued would be linked to the card owner and could be deactivated if lost or stolen. This would cost about \$3,500.
3. Go to a "Sun Pass" system where each homeowner would be given mini transponders to be attached to the windshield of the cars. This would replace the current "clickers." Stick on transponders would only be issued to cars registered in Citrus Glen. The stick on transponders would not be able to be moved from one car to another. If you get a new car, you would have to get a new transponder. We would also be able to give each homeowner three or four personal access codes. These would be unique to that homeowner and could be given to relatives or recurring maintenance staff such as yard or pool maintenance. The codes could be deactivated and new codes issued if the homeowners "preferred guest" list changed. This system would cost approximately \$10,000.

Muse News on Real Estate!

Merry Christmas and Happy Holidays to all.
 Here's the latest activity in our community.
 With inventory this low, if you are considering selling,
 now might be the time to take some action.

Here's what's happening in our community

| | | | |
|--------------------|---|--|---------------|
| # of Properties | | Lowest Price | Highest Price |
| Currently For Sale | 4 | \$180,000* | \$219,999 |
| | | • Average Days on Market 50 | |
| Under Contract | 0 | | |
| Sold Past 6 Months | | | |
| List Price | 6 | \$150,000 | \$245,000 |
| Sold Price | | \$150,000 | \$225,000 |
| | | • Average Days on Market 170 | |
| | | • 4 short sale – 4 property owner - • 1 five bedroom | |

If you would like more specific information, please give me a call.
 Barbara Muse, Realtor CENTURY 21 Tenace - 561-734-0178 or
 email me at Barbara@barbmuse.com.

**We Need Short Stories,
 Stories of Interest.
 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**