



Orange Peel

CITRUS GLEN NEWSLETTER

DECEMBER 2012

President's Message

SEASON GREETINGS TO ALL

The year is winding down: We're nearing the end of the year, hopefully we all survived the Thanksgiving Holiday and shopped off those extra pounds from the great dinner we had. Black Friday, I don't know about you, but I'm not a Black Friday shopper. Of course then again, I'm not one that likes standing in lines either. But to those of you that are, I hope you found all of the treasures you were looking for and saved a lot of money on all of the great deals that were out there.

As you have seen, the Mulching has been completed, the Seasonal Flowers have been planted but are struggling a little bit but hopefully we will soon start to see their beauty shine through and the Sidewalk Cleaning project is app. 50% complete. You will notice some browning of the edges of the grass from the sidewalk cleaning but that will return to normal over a short time. The Holiday lights are up and we have received many welcomed comments about our entrance.

The Yard Sale event went well! I want to thank Michelle Urban for taking on this project. She put in a lot of hours in to coordinate this successful event and was assisted by Barbara Villeda. Without them, this event would have never happened.

I have talked to a few people that put quite a few dollars in their pockets. Sadly to say, I also heard of some that were ripped off by a certain culture that tends to swarm these events and take advantage of people when they're not looking. Overall, most that had a Yard Sale were very pleased with the outcome. I personally made \$340.00 getting rid of "stuff"! The rest of the "stuff" I donated to Goodwill.

New Proposed Community Documents: The New Proposed Community Documents are with our legal counsel for final review and writing. They will be printed out and mailed out to all residents to be voted on at our Annual Meeting on January 29th, 2013. You will be receiving your Notice of the Annual Meeting along with a Voting Proxy in the near future. Keep an eye on your mailbox for them. ***We will also have copies available at the Clubhouse Office once they have been mailed out. We must make sure we have a quorum for our Annual Meeting so be sure if you are not going to be there to please fill out a Proxy and turn it in.*** The updating of our documents plays a vital role to maintaining our community.

Board Nominations: So far we have 2 Candidates running for the Board, Ron Clare and Steve Carl. I have had a chance to talk with both of these great candidates and I look forward to the possibility of working with them in the year to come. Here is a very brief overview of both of these very qualified candidates and you can meet each of these candidates at the January 29th Annual Members Meeting;

Ron Clare - He has lived in Citrus Glen for 2-1/2 years, semi-retired and wants to maintain the quality of our community in a fiscally responsible way. He has some ideas for improvements he would like to make to our community while working within our budget. Ron is a Golfer, likes playing cards and used to be a Human Resources Director and a Psychologist. Ron has great experience in a team atmosphere and has proven success being able to work well with others.

Steve Carl - He has lived in Citrus Glen for a little less than a year. Since 1989, Steve has owned and operated his own business designing and building automotive accessories. He has a flexible work schedule since turning over the daily duties of his business to his son. In his application he states "I would really like to see the residents of our community become more aware of and involved with each other for security and social benefit." He would like to see the community more involved and interested in the decisions made in the community that affect each resident. Steve and Judy and their neighbors were the ones that threw the 4th of July Party at the Clubhouse for the Community.

Remember, January 29, 2013 is approaching fast! If you would like to run for the board, please complete the

form on the back page of this newsletter or send us 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.

Additionally, 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 receive your nomination.

Anonymous Letter: I received an anonymous letter this month from one of our residents regarding the cleaning of their original roof. In it this person was concerned that they have one of the original roofs and claim that cleaning it does no good and asked "What are we supposed to do"? Additionally, they stated they did not have the money for a New Roof. They asked that I publish this in our monthly newsletter.

While the roofs in our community are reaching the point of needing replaced, I also understand that it is a expensive venture but we still must maintain the appearance of our homes. I discussed this with Scott and I also discussed this with some residents who have original roofs and here is what I found. Residents who have attempted to clean their roofs themselves have ended up with not so great results. Residents who hired professionals that used chemicals on their roofs had a much better result and it lasted longer. I reviewed app. 6 roofs, 3 had been cleaned by the resident and 3 had been cleaned by a professional. The 3 that had been cleaned by a professional looked beautiful and they were all original roofs.

If you will get with Scott, he has the name of the company that the community uses to clean the sidewalks and they also do roofs. There is also a company called Mildew Medics that has done many roofs in here and there is also Johnny Under Pressure who lives here in Citrus Glen. This gives you 3 choices of professional companies that all do great work. Based on my findings, if you use any of these 3 companies, you should not have an issue getting good results cleaning your existing roof.

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. Prospective 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 to keep the grounds of the community looking good.

The Annual Inspection Team will be performing their inspections of each and every residence starting **January 9, 2013**. 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 2012, 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; Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall. 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.

Holiday Lights and Decorations: It's that time of year when we hang our Holiday Lights and put out our various decorations. While we encourage everyone to decorate their home and help bring the community alive with holiday decorations, we must also remind you that you do so at your own risk. Our landscaper has always been good about working around these items but occasionally something will get broken. When it does, the association nor or our landscaper are liable for these damages.

December Board Meeting: Due to the Christmas Holiday, the December Board Meeting will be held on Wednesday, December 19, 2012 at 7:30pm at the Clubhouse.

Have a great month and thank you for your 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.

Clubhouse Activities

Pool Class: We have Pool Classes on Monday, Wednesday and Friday at 9:00am. They are designed for people of all ages. Our pool is heated year round so come on down and check out the classes and meet your fellow neighbors. Swimsuits are required!

Yoga Class: There is also a Yoga and Meditation class on Wednesday evening at 7:00pm. Once again, it is designed for people of all ages, people of all sizes and even for people who have physical limitations. I have heard this is an awesome class and people are enjoying it and wanting more. If you're ready to relax and rejuvenate, stop on by Wednesday evenings.

How about a Bridge Game: Yvette Cohen is looking to get some Bridge Players together. If you are interested, please contact Yvette at 561-737-3131 or via e-mail: yvettecohen@att.net. What a great way to relax and meet some of the great resident's here at Citrus Glen.

Monthly Board Meetings: I have to admit, it's probably not as much fun as the above activities but it is a great place to learn more about what is going on in "your" community. They are held the last Tuesday of each month at 7:30pm. Remember, if you want to speak at the monthly meeting on a particular subject, please be sure to let us know preferably 7 days in advance so we can place it on the agenda. The agenda is placed in the Glass Case in the Clubhouse several days before the meeting and also e-mailed out to everyone that is on the e-mail list.

HANDYMAN/PRESSURE CLEANING SERVICES

LICENSED & INSURED CITRUS GLEN RESIDENT
WE DO EVERYTHING BILL 561-352-9391

Housecleaning Service

Are you looking for weekly, or monthly housecleaning services? Maybe you need some help to get things cleaned up for the Holidays? Call Marv! 561-283-5685

(Comes with Citrus Glen References)



JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!!



TUESDAY DECEMBER 19 TH

Meet your neighbor ...

Let them take care of...

ATLANTIC FLORIDA PROPERTIES
MARLENE KIRALY(REALTOR)
561-889-6009

RESIDENT OF CITRUS GLEN
HAVE BUYERS NEED HOMES TO SELL

Anjum Rashid,
**Independent Beauty Consultant
with Mary Kay Cosmetics,
is offering a Complimentary Facial!**

(No obligation to buy.
Mention this ad for a special discount.)
Call/ leave a message any day of the week,
(Citrus Glen Resident)

Res. 561-292-3188 • Cell 863-207-5877
Or visit website 24/7: www.marykay.com/arashid1

Barbara Muse, Realtor

CENTURY 21 Tenace - 561-734-0178
or email me at Barbara@barbmuse.com.

"PHOTOGRAPHER"

(Citrus Glen Resident)

Weddings & Special Events • Family Portraits & more

Mention this ad for special rates

Call Paulette (561) 742-1020

LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED
LIGHTHOUSE POOL

MAINTENANCE SERVICE INC.

BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657

Judy Angelovich, Realtor New York & Florida

Licensed Real Estate Broker

14 years experience working with home
buyers & sellers

Coldwell Banker, Boynton Beach

Citrus Glen Resident
JmaRealEstate@aol.com
(954) 789-9099

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.

NEW GATE ENTRY SYSTEM – It's finally happening!

After all of this time, we are finally starting to prepare for the installation of our New Gate Entry System. This is going to require information from each and every resident. Over the next 30-60 days you are going to be receiving documents letting you know about "Training Classes" for the New Gate Entry System. Additionally, you will be receiving "confidential" forms to complete asking you for items like your name, address, contact information, etc. You will also be asked for a "Guest List". This may consist of people who normally come to see you, relatives, maybe your housekeeper, yard person or anyone else that you would like to have on your guest list. There will be more instructions with each document you receive along with a contact name and number of someone you can call and ask questions of. It is very important that you attend the Training Class and complete these forms otherwise you will feel lost when the New System is installed and your guest will incur longer than normal wait times at the gate.

Here is what is happening: All New Cameras will be installed that will capture all cars and license plate information entering and leaving the community. **Residents will still enter like they normally do using their clickers.** Guest will pull up to a Kiosk that will be located where the Call Box is located today. They will hear a brief recording and shortly afterwards be greeted by a live person from a remote central guard station. They will be asked who they are here to visit and what their name is. During this time, their face, their car and their license plate information is being captured by cameras. The remote guard will determine if they are on your Guest List and if they are they will be let in automatically. If not, you will be contacted at the phone number or set of phone numbers you have designated on the form you previously were asked to complete above. Once they contact you and you verify the guest, they will be let in. If not, they will be turned around. This is just a quick highlight of how the system will work. By December 5th you will be able to go to our web site www.Citrusglen.org and click on "Virtual Guard" where you can learn more. If you don't have a computer, don't worry, you will have plenty of opportunity to ask questions at the Training Class that will be held at the Clubhouse. There will be at least 2 class dates (maybe more) for you to choose from. You will only need to attend one. Stay tuned and watch your Mailbox and Mailbox Tubes for more details!

January 2013 Elections

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: (Attached an additional sheet if necessary)

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

Board and Working Committees and Activities During 2012

BOARD OF DIRECTORS

Bob Foster, *President*
Carolyn Hall, *Vice President*
Jim Taylor, *Treasurer*
Chris Aromandi, *Secretary*
Alan Neulander, *Director*

Architectural Advisory Committee

Carolyn Hall, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

Scott Straleau, *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

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