



Orange Peel

CITRUS GLEN NEWSLETTER
FEBRUARY 2011

President's Message

***I'm still the president.** The annual meeting of the owners was held on January 25. I managed to get elected to a second term without having to go to New Hampshire or Iowa. Flavio Franco left the board and Carolyn Hall became our new board member. We appreciate the years of service that Flavio has contributed to our community. For the first time in many years, we actually had an election. Alan Neulander and I had to run for our seats. I think this was the first time that I have been elected for anything since I was the home room representative in high school. I think Citrus Glen is about the same size as Wasilla, Alaska. Who knows where this politics thing could lead. Life is a strange journey. Most of us don't know the itinerary or the duration.*

***Don't park on the grass.** We have changed security companies. Our prior security company was owned and managed by a retired Delray Beach policeman. They were doing a good job but the owner was having serious health issues and was unable to participate in the day to day activities of managing his business. We've had a few transition issues with the new company but I think both the Association and the new security company now know what is expected of each party. The security company comes into the property approximately three times a week, normally between two and five in the morning. They give us a report on any unusual items noted and also owner security issues such as garage doors left open at night. They are also responsible for enforcing our parking rules. Our documents state that there is no on street parking after 2:00 AM and parking on the grass is never allowed. Parking on the grass often results in damage to the grass and breaking the sprinkler heads. Your car will be towed if you leave it on the street overnight or if any part of the car is on the grass.*

***Clean up your house.** The annual property inspection was made in January by our manager, Scott Straleau. Everyone got a letter although less than half the houses actually had a requested maintenance item. Our documents, which we all agreed to when we purchased our houses, require that each home is to "be maintained by each single family owner in quality condition at all times as originally built by Developer." We had fewer violations this year. After having prior notice of the upcoming inspection, many homeowners voluntarily cleaned their roofs and driveways and painted their fences without having to be requested to do so by the Association. Some of the decline in violations is also due to the efforts of the "A&E" committee in the prior years when the committee members did the inspections. I think almost half the 195 homes in Citrus Glen have been painted in the last three years, some voluntarily and most of the rest at the request of the Committee. As a community, we appreciate the contribution made by the A&E Committee in the prior years. In some ways, this was a thankless job, it took a lot of their time and no one wants to argue with their neighbors about whether they need to paint their houses or clean their roofs. I think our community looks good and much of it is due to the contribution made by the A&E committee.*

If the Association has requested that you make repairs to your home, please either make the requested repairs in a timely manner or at least discuss these items with our Manager as to when you plan on making the repairs or why you think they are not necessary. In any event, please don't ignore the correspondence that you received from the HOA. Section 720 of the Florida Statutes was amended in 2010. The new amendments give Homeowner Associations additional rights in the collection of fines. If we are forced to levy fines for compliance, we will fine no less than \$25 a day and no more than \$100 a day for each day of noncompliance, for each violation. After the fine(s) has accumulated to \$1,000 for any violation, we will make demand for payment and then turn it over to

our attorney for collection if the fine is not paid. We can now lien (and eventually foreclose) on unpaid fines of \$1,000 or more. You will also have to pay any legal costs incurred with collecting the fine(s). You could lose your house if you refuse to clean your roof.

If you have to paint your fence or mailbox, you have to use Haze Gray paint. This is a Porter Paint color. The nearest Porter Paint store is at 650 NE 6th Ave, Delray Beach (561-276-7453). I have bought Haze Gray paint from them in the past. I think you have to tell them the name of the HOA and they look it up on their computer (it may be under Citrus Glen or Executive Estates). Our website has an acceptable substitute formula for paint purchased at Home Depot. You can't buy any pre-mixed "off the shelf" gray paint that will be considered "haze gray."

Landscaping Notes. The Association is not planning on making any replacements of landscaping until May or June. We need to determine the extent of the damage done by the cold weather in December and January and the continuing drought. If you want a plant or tree replaced, put something in writing and give it to Scott. He will forward these to the Landscaping Committee and your request will be considered in our planned community wide plantings in late spring.

Financial Update. In the January newsletter I estimated that we would have an operating surplus of approximately \$35,000 for 2010. I now have the financial statement for December and have the actual (but unaudited) numbers. We had an operating surplus of \$37,045 for 2010. That's the good news. The not so good news is that this represents almost all of the HOA's net worth due to a series of small deficits in prior years. Over half of our net worth is "invested" in delinquent accounts. The December Accounts Receivable decreased by \$2,136 which is a positive development. I think we collected another \$4,000 or \$5,000 in delinquent accounts in January and I think our gross receivable balance should reflect another decrease as of January 31. That is good news. As I stated in last month's newsletter, I'm hoping we have turned the corner on the foreclosures.

Segueing to the sale of foreclosed homes, the news is both good and bad. Some of our foreclosures are being purchased by investors who are cleaning up the properties, making minor repairs, and renting the homes. The investors are apparently able to pay cash for the properties and are getting very good deals. The good part of this is that the Association is collecting at least 12 months unpaid assessments and the legal costs of our filing the liens. The investors are also making some much needed repairs to the properties. We are also in a good position as to compliance issues with the investor owned properties due to the 2010 changes in the state law. We can now collect any unpaid liabilities due to the Association directly from the renter and we can evict the renter if they don't pay us in lieu of the rent due to the owner. I don't think it should ever come to this since I don't think any of the investors would want us sending demand letters to their tenants.

The downside of investors buying the distressed properties in our community is that the "good deals" realized by the investors are probably going to further depress the resale values of our houses, at least temporarily. We are also going to have more rentals in our community. Generally we have had a good experience with our renters and some have become owners. However, they do not have the same investment in our community as the owners and sometimes that is not good.

Ongoing Issues. I am still interested in doing something with the area by the Minor Road gate. Even if we need a second entrance for emergency use, we don't need three lanes. One of the gates is damaged but I've been waiting to replace it until I meet with the City of Boynton Beach to discuss whether our original development plan restricts any site plan changes. The City has also informed me that there is some confusion as to the ownership of Citrus Glen Drive. This was originally a city street which was supposedly deeded to us when Executive Estates annexed Citrus Glen in 1989. However there is some question as to whether title was ever transferred. Any change of form and function of that area, which would cost more than \$1,000, would probably require approval by the homeowners, at least under our current documents. I know several homeowners have indicated that, if this area would create more space for their children to play, they would help raise funds to pay for the improvements and also go door to door to obtain homeowner approval for a multiyear improvement plan.

Sincerely, *Jim Taylor*

Please give your guests a card to get in the gate. It is only \$10.00 and will save the gate from breaking permanently for the other homeowners.

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.

QUALITY REPAIRS TO YOUR MAILBOX AND FENCE.

Mailbox repairs done at a predetermined price from \$60 to clean, scrape, and repaint the mailbox and post to a maximum charge of \$178 for a new mailbox and post (painted and with post inset in cement).

Replace mailbox only for \$115 or the post only for \$103.

We guarantee that your mailbox and fence will be "Haze Gray."

Estimates also given for fence repairs at reasonable rates.

Juan Palacio
JEP SERVICES, INC
6153 Whalton Street
West Palm Beach, FL 33411
561-951-3814

Come Join Our Pool Exercise Class for some fun

Monday - Wednesday - Friday
9:00 am to 10:00 am
Contact Inez 732-1253

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.

Meet your neighbor ...

Let him take care of

Pressure Cleaning and Painting

Johnny Under Pressure, Inc. is a resident of Citrus Glen Visit his website at

Johnnyunderpressure.com

151 Executive Circle - Mobile 561-317-5082
office 1-888-301-9733

"PHOTOGRAPHER"

(Citrus Glen Resident)

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Mention this ad for special rates

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(561) 742-1020

LOOKING FOR DEPENDABLE AND AFFORDABLE POOL SERVICE?
FIRST MONTH SERVICE HALF PRICE.
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BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657.

LAWN SERVICE

A CUTTING HEDGE 561-351-9421

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



DON'T MISS IT!!
TUESDAY
FEBRUARY 22nd



Note:

I find that I need to have a garage sale to clean my place out.

I believe we are entitled to 1 per year? However I believe it would be more successful as a community garage sale.

The more houses buyers can visit, the more attractive it will be, and it would only require visitors into the community on 1-2 days.

Thanks,
Heidi Kaulzick 108 Executive Cir (561) 706-5162

Events Happening in Palm Beach County

Through 3/6/11 Norton Museum of Art in West Palm Beach,
Made in Hollywood:

Photographs from the John Kobal Foundation

Made in Hollywood: Photographs from the John Kobal Foundation at the Norton Museum of Art in West Palm Beach, FL Norton Museum of Art, 1451 South Olive Avenue, West Palm Beach, FL 33401 / Made in Hollywood: Photographs from the John Kobal Foundation, is comprised of 94 photographs by over 50 photographers, drawn from the London-based archive of the late author and collector John Kobal. Kobal (1940-1991) was among the pioneering generation of Hollywood historians and one of the first to seriously examine the photographs taken to promote stars, films, and Hollywood as a destination. The resulting collection provided the platform for Made in Hollywood which includes prints of some of the greatest, most glamorous stars of the golden age of the film industry, along with fascinating behind-the-scenes glimpses into film sets. The Norton Museum is open Tuesday-Saturday, 10:00 a.m. to 5:00 p.m., Sunday, 1:00 to 5:00 p.m. (Closed on Mondays and major holidays). General admission is \$12 for adults, \$5 for visitors ages 13-21, and free for Members and children under 13. Special group rates are available. West Palm Beach residents receive free admission to the Museum Collection every Saturday, with proof of residency. Palm Beach County residents receive free admission to the Museum Collection the first Saturday of each month, with proof of residency. For additional information, please call 561. 832.5196

West Side Story

Kravis Center for the Performing Arts,
701 Okeechobee Blvd, West Palm Beach, FL 33401
March 8 thru March 13
More than 50 years ago one musical changed theater forever.

Get Out and Enjoy the Events in Our Town!

Muse News on Real Estate!

There's a new slogan out there today that describes the attitude toward real estate sales.

"Don't wait to buy but buy and wait."

That statement expresses the sentiment that the market is turning and it is now time to buy.

Interest rates are inching upward forcing buyers on the fence to make the decision to start looking.

# of Properties		Lowest Price	Highest Price
Currently For Sale	4	\$182,000	\$219,900
	• Average Days on Market 197		
	• The lowest priced properties is a short sale		
Under Contract	2	\$150,000	\$160,000
	• Average Days on Market 210		
	• 2 are short sales		
Sold Past 6 months	3	\$135,000	\$185,000
	• Average Days on Market 147		
	• 1 short sale - 1 bank owned - one owner		
	• All closed in the past month		

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.

Board and Working Committees and Activities During 2011

BOARD OF DIRECTORS

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Bonnie Valentino, *Chairperson*
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Mike Kirby
Chris Aramondi
Marilyn Kelly

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