



# Orange Peel

CITRUS GLEN NEWSLETTER

FEBRUARY 2012

## President's Message

***It's a New Year at Citrus Glen!*** I would like to thank everyone who came to our Annual Meeting on January 31st. This was the largest turn out I have seen in the 14 years I have lived here. It is encouraging to see great community involvement and I hope that we can keep the momentum going at our Monthly Meetings.

The results are in and our ballot counters did their jobs flawlessly. (*Unlike some we have all read about in certain counties*) There were two positions that became available on the board as Barbara Muse and Bob Moreno had served their terms on the Board as Vice President and Director respectively. Even though neither are on the board anymore they both will continue to be an asset to our community. As a community, we would like to thank them both for the great job they have done over the years and for all of the hours of hard work and dedication that each has put in.

I was fortunate enough to have been nominated President and I look forward to serving our community and working with the other members of the Board and the Property Manager in keeping our community safe, well maintained and preserving the place that we all call "Home". Carolyn Hall became our *Vice President*, Jim Taylor became our *Treasurer*, Chris Aromandi was nominated as *Secretary* and Alan Neulander became *Director*.

***President- Day 1:*** Wow, it was a whirlwind evening. I went to the meeting in hopes that I would become President of Citrus Glen. Next thing I know the election is over, I was nominated President, everyone is congratulating me, some are giving me their condolences and then Jim (now former president) comes up to me and hands me this key ring full of keys and says "Congratulations" with a certain smile on his face that I hadn't seen before on Jim's face. He also lets me know he will be out of town for a little while but he will be in touch. All of a sudden, as soon as he appeared, he was gone. I'm left standing there with this key ring full of keys. I'm asking myself, "what are these keys for?" "What do I do with them?" It dawns on me I have just been handed the keys to the Castle. I realize that I am now President of a Community of 195 homes and I have a whole lot of "learnin" to do.

I can tell you several weeks later I still don't know what most of the keys fit. I have an idea what they may be for but I have come to a reality that I will learn what they are for when I need them. I also know that same philosophy will apply to my job as President. I will never know all there is to know about being an HOA president but I will handle each and every item as it comes along and learn new things every day. While it may have been a little overwhelming the first few days, I am digging in more and more each day and my to do list is getting longer and longer.

***Pool and Spa:*** After numerous hours of research about a law called "The Virginia Graeme Baker Pool and Spa Safety Act", I have become fairly well versed as to what is required to make sure our Pool and Spa meet these requirements by the July 1, 2012 deadline. Jim had started this project and this is on the top of my list to get completed. I wanted to become familiar with the requirements so I can better determine if the proposals we have and the proposals we will be obtaining, meet these requirements. Stay tuned for future updates as we will be giving you notice when the installation of the new equipment will take place and for how long the Pool and Spa will need to be shut down. I don't foresee it taking any longer than 1 or 2 days.

***Gate Breakage:*** We continue to have issues with certain individuals breaking the gate by forcing the arm up. This breaks a pin in the motor housing and we have to pay for a service call to fix it. When I say "we", I mean "We" because it costs "ALL" of us every time one of our guests or workers breaks the gate. As of now

we have a "Temporary Code": \*4106 that you can give to guests and workers to allow them to enter without calling you. Our existing Camera System catches some of the gate breakers. I am going to be working on a security solution so that we can track gate breakers 100% of the time and hopefully have that installed in the very near future. We will prosecute every gate breaker that we can identify to the fullest extent of the law.

**New Gate Entry System:** We had a very minimal response to the survey that was taken regarding this issue. I feel that the "Universal Code" was a great idea to get the gates back working again but it does not provide much security in the long run. I have asked our Property Manager to secure proposals for a New "Modern" Gate Entry System with a Large Screen Display and also with a New Card Reader System for the "Guest Gate". Since we would be using modern technology, your old cards would not work on the new system and we would issue each resident 2 New Cards at no cost and you would have the ability to purchase additional ones. With this system, the "Residents Gate" would still operate with the clickers like it does today. This will give us a Modern Gate Entry System that will carry us well into the future. We are just in the proposal stage at this point and nothing has been approved. *Please use the survey form on the back of this newsletter and provide me with your feedback regarding this issue.*

**Landscaping:** The Landscape and Property Improvements Committee is looking for some additional committee members. You don't have to have a Green Thumb to be a part of this very important committee. Please contact Pris Neulander via e-mail at: Prisan@comcast.net or contact Scott our Property Manager at the Clubhouse on Tuesday and Thursdays between 9:00am and 11:00am if you would like to find out more. You may have seen our Impatiens come and go rather quickly this year. Mother Nature decided to have her 2 cents worth this year and our impatiens became infected with a disease that is going to eliminate certain impatiens for years to come. Our landscaper went through and removed all of the affected plants and the Landscape Committee will be meeting and deciding what/if they will be replacing them with. It is thought that if they do replace them, it will just be at the Clubhouse and the Main Entrance since it is so late in the planting season.

**Cars Illegally Parked:** They told me when I became the President that if I'm out to win a popularity contest I am in the wrong job. This is one of those items I think they were referring to: Our documents clearly talk about vehicles that are illegally parked on the streets between 2:00am and 6:00am will be towed away at the owners expense. While we hate to do this, rules are rules. We all agreed to them when we moved in. We even signed the documents agreeing to them. The same thing applies to commercial vehicles, vehicles illegally parked on sidewalks, the grass, sidewalks and grass, etc. When you purchased your home you knew how much parking you had and you knew what type of vehicles you have. If you have a home that you can only park 3 cars, don't buy 4 cars! If you have guest over, use the overflow lot at the clubhouse or become friends with your neighbor. Please, don't put us in the position where we have to tow your vehicle. This is something we really don't want to do. If you have guests arrive at the last minute and you need a place for them to park to keep them from parking illegally or they will be staying overnight and you need to use the overflow parking lot across the street from the clubhouse, just follow these simple rules:

- A) On a piece of White paper write down your Name, Citrus Glen Address and Phone Number.
- B) Write the Tag Number of the Vehicle parking in the lot
- C) Write: "We have guests that arrived after hours and will be staying from xx-xx-2012 through xx-xx-2012."
- D) Place this note on the dashboard in "Clear Visible Site" where it can be read by the security company that patrols the neighborhood.
- E) On the next following day get a Parking Permit by contacting myself at 561-596-5960. If you get my voice mail, leave a message so I can return your call.
- F) If it is a Tuesday or Thursday, you can get one from the Clubhouse Office between 9:00am and 11:00am.

Otherwise, if you know in advance that guests are coming to visit and you will need a place for them to park, please get a parking permit in "advance" from Scott on Tuesday or Thursday at the Clubhouse.

I would like to thank everyone for your support and I look forward to serving you. I wish everyone a safe and healthy month.

*Bob Foster*  
CGPresident@Comcast.net



JOIN US AT THE NEXT MONTHLY MEETING  
DON'T MISS IT!! TUESDAY FEBRUARY 28 TH



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](mailto:Bonnievalentino@yahoo.com) or 733-9302

Gate Reminder

At this 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 should have any problems with this code, please e-mail Bob Moreno at [bob@citrusglen.org](mailto: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](mailto: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 them take care of ...

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Pressure Cleaning and Painting

**Johnny Under Pressure, Inc. is a resident of Citrus Glen.**

Visit his website at [Johnnyunderpressure.com](http://Johnnyunderpressure.com)

151 Executive Circle - Mobile 561-317-5082

office 1-888-301-9733

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FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED  
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561-523-3657

**PET SITTING ETC.**



Citrus Glen Resident

Christina Steiner

(561) 306-4564

[CSteiner2011@hotmail.com](mailto:CSteiner2011@hotmail.com)

**Come Join  
Our FREE  
Pool Exercise  
Class  
for some fun**

Monday -  
Wednesday - Friday  
9:00 am to 10:00 am

Contact Inez  
732-1253

**Muse News on Real Estate!**

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	5	\$180,000*	\$219,000
		• Average Days on Market 88	
Under Contract	4	\$175,00	\$215,000
		Average Days on Market 48 • 2 are short sales	
Sold Past 6 Months			
List Price	4	\$175,000	\$245,000
Sold Price		\$155,000	\$225,000
		• Average Days on Market 101	
		• 1 short sale • 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](mailto:Barbara@barbmuse.com).

# **This is "Your" Community, "Your" Opinion Counts**

**Please take the time to complete this survey**

I am looking for "everyone's" feedback.  
I would appreciate it if each resident would take a  
minute and respond back to me in one of the following ways:

E-mail) CGPresident@Comcast.net or;

Mail it to:  
Citrus Glen  
Survey Response  
195 Temple Avenue  
Boynton Beach, FL. 33436

## **Gate Entry System**

I have proposed a New Gate Entry System for the "Guest Gate" that will provide us with Modern Technology and give us the capacity to last into the future. Since the old cards are out of date and use old technology, we would give each homeowner 2 New Cards at No Cost with the ability to purchase additional ones. There would be no change to the "Residents Gate".

This basically gives us what we had before but with a much more manageable and reliable system. I am asking for the Proposal to include a Large Display Screen that would show at least 8-10 names at one time on the screen thus making it easier for whoever is searching for your name when they visit. This will be a much more user friendly system.

While we do not have the proposals in for it yet, Security and Gate Repairs are an Annual Budgeted item and the cost for this repair/ update will come from those funds.

Are you in favor of this system as I have outlined?  
Yes: \_\_\_\_\_ No \_\_\_\_\_

If no, please let us know why you are opposed:

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Name (optional): \_\_\_\_\_

Lot Number (optional): \_\_\_\_\_

## **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**

Scott Straleau, *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*  
Gerald Lindstrom

### **Fines Committee**

Scott Straleau, *Board Liaison*  
Bonnie Valentino, *Chairperson*  
Kalil Shalhoub  
Mike Kirby  
Chris Aromandi  
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