



Orange Peel

CITRUS GLEN NEWSLETTER

FEBRUARY 2013

President's Message

Happy February – The Weather is Beautiful!

- 1) *Great News, we have New Documents and Board Members!*
- 2) *New Gate System to “Go Live” March 4th , maybe sooner!*
- 3) *House Re-inspections – Coming to a house near you!*

After 20+ years, the community has New Documents: This will go down as a piece of history for our community so let me share the short version of what it took to get these new documents where they are today. Over 5+ years ago, our past 6 year President, Bob Moreno, recognized the fact that for our community to continue to grow and operate effectively, we would have to update our documents. It was a very daunting task that he took on and spent endless hours reviewing the existing documents, making changes, deleting certain parts, adding certain parts, etc. My guess is, Bob slept good during that time. The documents were then reviewed and discussed by board members and more changes were made. They were then sent to the attorney for review and then to the community for a vote. The first go around there were parts of the proposed documents that residents had many issues with and the board decided not to continue on with the vote. I was one of the residents that had issues with certain parts and all of a sudden I found myself nominated as the New Documents Committee Chairman. It's like that old saying, you have to know when to get up and when to shut up! Had I of just shut up I could have saved myself hundreds of hours worth of meetings, endless discussions, criticisms, etc. Actually, I'm glad I did because if I hadn't gotten involved when I did, I may not be President of our wonderful community today. I was fortunate enough to have 4 other residents volunteer their time on this committee: Bob Moreno, Chris Aromandi, Alan Neulander and Abbie Jullien. We would meet at least once a week for several hours and review every part of the documents. We started off reviewing all of the community comments and worked through those. Next, we would read a paragraph and if any of us had an idea, suggestion, etc. we would discuss it. If we disagreed on it, we would vote on it. This went on for weeks on end. Paragraph after paragraph, page after page. At the end, the documents were put back out to the community again for review. All in all, the documents were reviewed by the community on 3 different occasions. By this time, since I became President, I had to resign as Chairman. Chris took over as Chairman and the last few community comments were received and handled in one last meeting. Over to the lawyer they went for his review. After his review and legal rewrites, they were sent out to the community in December of 2012 for a vote at the Annual Meeting in January 2013.

By a vote of 71 to 10, the documents were approved. History has been made in Citrus Glen and hopefully these documents will last us another 20+ years like the first ones did.

In all, somewhere between 1,000-1,500 volunteer hours were put into this project. That is what makes Citrus Glen so great, the people who live in it that are willing to dedicate their time in an effort to make our community a better place to live and keep it moving forward in the years to come. Thank you to everyone that had a part in the single most important project this community has ever undertaken. A very special thank you to Bob Moreno. Without him, this project would not of ever happened.

The New Documents are available on the Citrus Glen Web Site. They are the same as the ones most recently mailed to you.

We have 3 New Board Members: We had 3 positions open on the Board and we had 3 people who had previously filled out an application to be on the board. Nominations were taken from the floor at the Annual Meeting and you could have heard a pin drop. It's kind of like when we were in school and the teacher would ask a question and you hope they didn't look at you for an answer. There were no other nominations so Barbara Villeda, Ron Clare and Steve Carl automatically became members of the board. Your New Board is as follows:

Bob Foster- President, Ron Clare- Vice-President, Chris Aromandi- Secretary, Barbara Villeda- Treasurer and Steve Carl- Director. I look forward to working with our New Team and feel 2013 is going to be an exciting year. We have a very committed team of people in place as your Board of Directors and we all look forward to serving our community.

Carolyn Hall's term ended and I want to thank her for the time she put in. I enjoyed all of her input, our abilities to be able to work through issues and for keeping me on the straight and narrow. She may not be on the board

but she is still continuing to serve her community in a variety of other ways. You will still see her around walking Charlie and feeling a little less stressed these days.

New Gate Entry System is going live March 4th (or sooner): Wow, as long as I have lived here I have never seen such a well attended meeting as the Training/Orientation Meeting that Envera held at the Clubhouse. The 5:30pm meeting was "standing room only"! Every chair was filled and we had app. 6 people standing. The second meeting had app. 30 people at it. Although it got very noisy with that many people in the room, there was a lot of great information provided to us by Envera and we had volunteers on hand to assist residents afterwards that needed any additional help getting set up on the new system.

The New System is in and ready to go but we still have app. 75 residents who have not set themselves up yet. Due to this, we have decided to delay the "Go Live" date until March 4th. There is a chance we may end up starting sooner so please keep an eye out at the entrance for "Bright Yellow" signs alerting you as to when we will be going live. I will post the signs at least 7 days before we go live.

If anyone needs assistance with the New System, there are many options for obtaining this help. 1) Contact Scott at the office and request someone to contact you to assist you with getting setup on the system or Scott himself can help you; 2) E-mail Bob Moreno at Bob@Citrusglen.org ; 3) E-mail myself at CGPresident@Citrusglen.org . If you don't get set up on the new system, you have had many opportunities to have someone help you so don't come complaining to us afterwards that you didn't know. I don't mean to sound harsh, but like clockwork, there will be people who will say they didn't know anything about it, or they don't know how to use the system, etc. We are here to help you, all you have to do is ask!

Reminder- Residents will continue to use their clickers just like they have been for the past 20+ years for entering the community through the "Residents" lane.

FYI- You don't need a PC (computer) to use the New Gate System. As long as you have a Telephone, you can use the New Gate Entry System. A PC is just one of 3 ways you can let Envera know when you are expecting a guest. Worst case scenario, if you don't do anything, Envera will call you when you have a guest arrive **providing we have the correct phone number on file for you.** We used the phone numbers from the existing Call Box system as of December 2012 when we gave Envera your phone number and other information.

House Re-inspections: The Annual Inspection Team performed the Annual Inspections of each residence. They will be re-inspecting after the middle of February. By everything I have seen and heard it appears they were very thorough and on the mark. I know some of us don't like getting letters saying we have to make corrections but that is a part of living in Citrus Glen. That is what keeps our community looking great. Just know, the last thing we want to do is send anyone to our lawyer for failure to make the necessary corrections. There is only one person to blame if this happens and that is yourself. I have been amazed since being President how some people won't make a \$300 correction just because they feel they don't have to. They end up going to the attorney, being fined, in some cases end up in foreclosure by the community and now all of a sudden that \$300 repair ends up costing them thousands of dollars and a lot of aggravation when all they had to do was make the \$300 correction. I want to take a minute and talk about roofs - If you use the proper company and the proper chemicals, you probably will not have to clean your roof once a year. Folks, the cheap price most of the time is not the right price. Cleaning the roof is not a good Do it Yourself (DIY) project. Having a relative do it with a \$99.95 pressure cleaner is not a good idea. Painting your mailbox, that's a good DIY project. Painting your fascia board, another good DIY project. Cleaning the roof, not a good DIY project. Are you starting to get my point?

I know the roofs in our community are over 20 years old and there are many that need to be replaced. Shy of replacing them, you need to at least maintain a clean roof like we require of all 195 homeowners. If the re-inspection team says it is still dirty, we will need to see receipts from a licensed contractor showing that it was cleaned professionally. Chemicals are your option. I recommend them as they keep your roof looking good for longer and will most likely prevent you from having to clean it once a year. Most cleaning companies will give you a "multi year warranty". Make sure you get this when you get it done. If they give you a two year warranty, hold them to it.

Make sure they clean "all" of the roof. This includes the tiles, ridge caps, edges of all of the tiles, etc. A lot of the times they miss the edges of the tiles. They clean the large flat surface, but not the edge.

2013 Budget and Year End Financial Statement: The 2013 Citrus Glen Budget can be found on the back page of this newsletter. The year-end Financial Statement is available to any member at no cost by making a written request to the Association Management Company and requesting a copy. Budgets and Audited Financial Statements can also be found on www.Citrusglen.org under "Financial Statements". A password for this page of the web site was sent out to all homeowners when the web site went live. If you have lost yours, please contact us by completing the form on the "Contact Us" page of the web site and we will send you the password. 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.

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.

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Housecleaning Service

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(Comes with Citrus Glen References)



JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!!
TUESDAY FEBRUARY 26 TH



Meet your neighbor ...

Let them take care of . . .

Barbara Muse, Realtor

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

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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.

CITRUS GLEN 2013 BUDGET

<u>Income</u>		
Assessments at \$182/mo	425,880	
Late Fees	2,400	
Club house rentals	1,200	
Interview and Misc	2,400	
		431,880
<u>Expenses</u>		
Electric	30,000	
Water/Sewer	2,000	
Cable	96,648	
Telephone	1,800	
		130,448
<u>Operating</u>		
Landscape Contract	74,000	
Exterminating	1,400	
Irrigation Maintenance	9,600	
Pool Maintenance	4,200	
Lake Maintenance	3,600	
Security	30,000	
		122,800
<u>Repairs/Maintenance</u>		
Pool Repair	3,000	
Tree Trimming	14,000	
Mulch	14,000	
Landscape Extra	9,000	
Gate Repairs	2,500	
Citrus Trail Well	2,400	
Irrigation Repair	2,400	
Clubhouse Maintenance	1,400	
Sidewalk Maintenance	3,000	
Fence/Wall Repairs	1,200	
Maintenance Labor	7,500	
General Maintenance	16,000	
		76,400
<u>Administrative</u>		
Management Fees	27,600	
Legal Expense	15,000	
Acctng and Tax Preparation	3,600	
License/Fees/Dues	1,000	
Office Supplies	3,000	
Insurance	18,000	
Bad Debts Reserve Additions	0	
		68,200
<u>Reserves</u>		
Major Pool and Heater	3,000	
Road and Sidewalk	10,000	
Club House	3,000	
Landscape Improvements	3,000	
Clean and Paint Walls	0	
Gate House/Gate/Sec Sys	3,000	
Lake Restoration	12,000	
Emergency Reserves	0	
		34,000
Surplus/(Deficit) for 2013		32

Board and Working Committees and Activities During 2013

BOARD OF DIRECTORS

Bob Foster, *President*
 Ron Clare, *Vice President*
 Barbara Villeda, *Treasurer*
 Chris Aromandi, *Secretary*
 Steve Carl, *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