



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
February 2016

### New Year, New President

Hello Neighbors! I was recently appointed to the position as President of the Board of Directors for our community. I am delighted to serve our neighborhood in this capacity and glad to have the support of the Board of Directors for nominating me for this position.

I am not pretending to fill the shoes of Mr. Foster, whom has done an outstanding job in improving the community, nor will I even attempt to fill his shoes. Foremost, I would like to thank former President "Bob" Foster for his many years of service as well as his many hours of hard work and many accomplishments that were achieved during his service. It is often forgotten that the Board serves as a volunteer position for the good of all the residents in the community. Mr. Foster certainly went to the full extent of "paying it forward" for all of us that reside in this beautiful neighborhood. Again, "kudos" to both Bob and his wife, Heidi, for all their patience, compassion and time devoted to making this the best neighborhood around this area.

Additionally, I would like to thank the other members of the Board that continue to serve as volunteers as well.

I would like to introduce myself to all of you. I am a native Floridian or "Florida Cracker", born and raised in Fort Lauderdale, Florida. I have lived in the same town and on the same street for over 60 years, until moving to Boynton and Citrus Glen in September, 2014. I currently hold a "Real Estate Salesperson" license as well as a "Community Association Manager's" license and I am a "Certified Residential Real Estate Appraiser". All of my licenses are from the State of Florida. I have served in the past in my hometown (Wilton Manors) for the Code Enforcement board, which was also a volunteer position. I have actively attended Council meetings in my hometown and my small city of Lazy Lake for years and often consider local participation in the neighborhood a civic duty for any person or persons who live within the neighborhood. I have a willingness to serve. It has been said "Without community service, we would not have a strong quality of life. It's important to the person who serves as well as the recipients. It's the way in which we ourselves grow and develop." (Dorothy Height). It is always good to see neighbors participate in the "Goings On" of the governing rules and participate in decision making. As for that, I would like to thank all the residents who turned out for the annual meeting and participated in the democratic process for our neighborhood. I would like to encourage many of those who continuously attend meetings and show interest in the community to "Volunteer" for positions. It would be better to have a different perspective for several of our committees and a renewal or rotation of those in charge. Please contact myself through the website to express interest in serving or to our manager, Scott Straleau.

Please keep in mind, if you have a problem with the HOA, go to our property manager, Scott. If you have a problem with the manager, then come to me. Our neighborhood runs on rules and regulations that are in our Documents and are the guidelines for all the decision making for the Board to follow. Some of which, I would like to remind many of the new residents are in place. I would like to think that all of us that purchased in Citrus Glen are capable of following the documents, the rules and regulations and that we don't need to be "policed" or cited for items that are "common sense." We all should strive to be a good neighbor in a good neighborhood. No rules society would be ideal, unfortunately it only takes one to spoil it for the rest. I am of the firm belief that there is always an "easy" way or the "hard" way to deal with problems. I tend to leave it up to the individual with the issue as to how I will handle the situation. So, if I say to any of you, "well we can handle this the 'easy way' or the 'hard way', the choice is yours!" Then the response will dictate how I will proceed forward. I like to think I am a reasonable person and the 'easy way' is the best solution.

### **Yearly Inspections:**

The architectural committee recently made their annual inspections and many of you may be receiving notices of items that need to be addressed and complete with a timely manner. Re-Inspections will take place sometime in March. Please read any notices you receive in its entirety, as it explains exactly what the items are that need to be corrected, when you need to have them completed or corrected and what happens if you fail to make the repairs. These inspections are non-invasive and are designed to continue to have our neighborhood to continue to be a better place to live.

### **Street parking and parking permits:**

For many of the new residents as well as all our residents, there is a rule in place in regards to parking on the street or overflow lot by the clubhouse between the hours of 2 AM – 6 AM daily, that prohibits parking on the street or parking in the overflow lot without a parking permit. There may be a time when someone may have an occasion that a parking permit was not able to be obtained due to the late hour of the day. Please remember to **PUT A NOTE IN THE WINDSHEILD INCLUDING YOUR LOT AND ADDRESS** where the vehicle belongs and make every effort to obtain the necessary parking permit for the following day (or days) if necessary. You may obtain your parking permits in advance on any day the office is open from Scott, our office manager, on Tuesdays and Thursday in the clubhouse from 9 AM to 11 AM. You may also email myself at "President@Citrusglen.org" or you may go to our web site at "www.Citrusglen.org" and go to the contact us page and complete the form.

### **Trash and Bulk Days:**

Our regular trash days are Mondays and Thursdays. Recycling is on Thursday and are specifically for the items listed on your blue and yellow recycle containers. Bulk pick up is on Mondays and as a courtesy to your neighbors, please do not make bulk pick up piles on the curb side until late Sunday afternoons, after 5 PM. All trash containers are not to be placed curbside prior to 5PM on the preceding day of the pickup and should be returned to your garages or out of sight in the fenced in areas by the end of the pickup day.

### **Security:**

There has been a number of incidents in the past year that were a concern to all our neighbors, including break-ins and car burglaries. Please take this seriously and do the necessary steps to protect yourself and to discourage the culprits from returning to our neighborhood. **LOCK YOUR DOORS AND YOUR VEHICLES.** These are crimes of opportunity and are preventable if due diligence is observed. We have had a number of incidents recently and all the more reason to be vigilant. We have stepped up the security regarding the speeders and stop sign runner's with the periodical "special" details with the Boynton Beach Police Department.

### **"Zika" Virus Update:**

I recently spoke with a gentleman at the Palm Beach County Mosquito Control, and we discussed the problem with the "Zika" virus and whether it is present in our area and what as a community we can do to assist in the control of the mosquito population. He explained that this particular mosquito is one of 35 varieties that are present in our County and it is monitored on a daily basis. It is primarily a mosquito that lays it's larvae in stagnant water, as small as a bottle cap. The mosquito itself is a small species and is not one that is "high flying." It will not lay larvae in the lakes as long as there is aeration, as is the case with our fountains. However, anyone who is has empty containers that collects water in your yards or has plants that are watered and collected in the base (i.e. bromeliads') should be extra vigilant. The mosquito primarily bites humans in the ankles and below the knee due to the limited ability to fly. It often goes dormant in the night time. Hopefully, you will take a few minutes every couple of days to police your own yards checking for stagnant water in containers and flush out plants that harbor stagnant water sources, especially if you or any of your neighbors are pregnant. I personally do this, because I am one that mosquitoes loves to bite.

### Comcast Update:

I have been receiving a lot of questions regarding Comcast. We were expecting the initial roll out to take place in March, but I have been informed that the earliest date for the initial Comcast Clubhouse Event will be taking place on April 19th, between 3PM-7PM, please mark this date in your calendars. We will make every effort to post the dates for the roll out, if anyone needs to have any equipment installed or upgraded. We have received our signed contract back and many of you will see the changes and reduction in your Comcast bills soon.

Since Bob Foster is the most familiar with this and has had great success with other rollouts, he will be in charge of the Comcast rollout. He has asked me to include the following information in the newsletter:

From Bob: First, let me explain how the budget was calculated regarding this line item. We figured January and February at the rate we were paying in 2015. We then anticipated the roll out to happen and the new rate to go into effect in March and we used that new number for the remaining months. Residents have been concerned that they are paying for these services but not receiving them. When you are dealing with a large corporation like Comcast you only have so much control of when things happen. In the event our New Comcast Service does not go into effect until April, that just means we will have a few extra dollars at the end of year that will be applied to next years cable budget. I can be reached at: [Treasurer@Citrusglen.org](mailto:Treasurer@Citrusglen.org) if you should have any questions. I am having weekly conference calls with Comcast trying to work out a way that if you want to receive the New Services sooner, there will hopefully be a way to do so. We will keep you apprised as we learn more. I want to assure all of our residents of two things: A) We are going to have issues during the rollout. With a rollout this size consisting of so many items, there are bound to be bumps in the road; B) We are going to do our absolute best to keep you informed and try and keep those bumps in the road to a minimum. Please be patient and know that the end result will be a great monthly savings for the absolute majority of our residents.

### Home Values:

Many should be happy to hear that we finally had a sale in the neighborhood that exceeded the \$300K price range. Real Estate values appear to be rising again, which is a good thing for all our owners. Unfortunately, there is still a number of properties that are controlled by the banks and are selling less than the typical market values. Bob Foster challenged everyone last year to waive an application fee for any homeowner that brought a sale of the price in excess of \$300K and that lucky buyer received a waived application fee. Congratulations and thank you to the seller for holding out for their price. Hopefully, in the future, prospective sellers will continue the new trend. Homes in this neighborhood are typically on the market less than 30 days, so it doesn't have to be a long wait for you to get "your" price.

In conclusion, I look forward to a great year with no problems, and hope all of you experience the same. Because of the constant change in residents, there may be repetition in the monthly newsletter of certain items for example: street parking, PARKING ONLY ON THE SIDEWALK SIDE OF THE STREET, No commercial vehicles, as well as overnight parking. No one likes to get their vehicle towed and we don't want to tow vehicles if it's preventable. Please mention to both your vendors and guests when they arrive that we have regulations regarding the parking on the street. In case you ever wondered why we do this, it is primarily to allow Emergency Vehicles to be able to maneuver through the streets to get to the house they are responding to as fast as possible. We know every second counts when a life threatening emergency occurs.

### Smartwater – Crime Fighting Tool

By now you should have received a “Smartwater Flyer”. On **March 19, 2016 between 9:00am and 10:30am** the Boynton Beach Police Department will be handing out “Smartwater CSI Kits” for “ALL” Citrus Glen residents at Firestation #3 at the corner of Miner Road and Congress Avenue. Please put this date on your calendar and take advantage of this Crime Fighting program. In an article in the Palm Beach Post on February 11, 2016, BBPD is quoted as saying: *Since December 2013, Boynton police have distributed Smartwater CSI kits in the city and the department has a staggering statistic to offer: Not one home that has the crime-fighting tool – and it's already in 45 communities – has been burglarized.*

For more details on Smartwater CSI, go to: [www.smartwatercsi.com](http://www.smartwatercsi.com) .

I look forward to an exciting 2016 and thank you in advance for your support,

*Jill Connolly*

HOA President

[President@Citrusglen.org](mailto:President@Citrusglen.org)

*Neighborhood Real Estate Watch ~ by Judy*

***“Citrus Glen Real Estate Activity”***

As reported in MLS as of February 22, 2015

**Four Properties For Sale in Our Community**

Reduced List Price \$234,888 - 2Br/2Bath

List Price \$279,500 – 3Br/2Bath

Increased List Price \$299,900 - 3Br/3Bath/Pool

List Price \$315,000 – 3Br/2Bath/Pool

**One Properties in Contract:**

List Price \$299,999 – 3Br/2Bath/Pool

**Seven Homes Sold in the Past 6 Months through MLS:**

Sold February 12 for \$327,500 - 3Br/2Bath/Pool (orig. list \$329,000)

Bank Owned Sold February 3 for \$181,125 - 3Br/2Bath (orig. list \$219,900)

Sold October 29 for \$257,000 - 3Br/2Bath (orig. list \$260,000)

Bank Owned Sold October 29 for \$153,825 - 2Br/2Bath (orig. list \$188,700)

Sold September 29 for \$265,000 - 3Br/3Bath (orig. list \$269,000)

Sold September 9 for \$285,000 - 3Br/2Bath/Pool (orig. list \$285,000)

Sold August 19 for \$248,000 - 3Br/2Bath (orig. list \$259,000)

*Summer's Dream Real Estate llc*

**Judy Angelovich, Broker,  
Realtor, Citrus Glen Resident**

*~ Thinking of buying or selling? ~*

*~ Call me with any real estate questions you may have. ~*

954-789-9099

SummersDreamRealEstate@gmail.com

*~ 18 Years Experience Working with Buyers & Sellers ~*

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561-733-5550

Web Site: [www.Citrusglen.org](http://www.Citrusglen.org)