A Message from the President...  
Steve Carl

Our HOA meeting was held last evening, February 26, specifically to address the special assessment for our new mailboxes. Proxies were mailed out in the beginning of the month to all residents. Approval by 118 residents will allow the HOA to order and install mailboxes for the entire community at a price of $300, which homeowners will then have until August to pay through a special assessment. Without this approval, each homeowner would be required to purchase and install their own mailbox by the January 2020 inspections, with a likely cost of $400 or more and no installment payment opportunity.

By the end of the meeting we had 91 “yes” votes and 6 “no” votes. Approximately 20 residents attending the meeting voted to go forward with the purchase of the mailboxes upon receipt of the remaining 27 required “yes” votes. Several residents volunteered to go door-to-door to acquire these votes. You may receive a visit from Jill Connolly, Jill Lemire, Dale Ostrowski, Marilyn Massey, or Inez Guglielmo for this vote. Thank you, volunteers!

Property Manager Scott Straleau congratulated the community for getting the votes in that have already been received, and for the cooperation from the residents in bringing this mailbox project to a reality.

After we receive the required votes and we begin the ordering and replacement process for the mailboxes, everyone will receive further details regarding payments, possible changes in the location of mailboxes (so they are not in the direct path of the driveway across the street), and the installation of a buffer to protect them from possible landscaping damage.

If you have any questions about this vote, the mailboxes or the special assessment, please contact me at president@CitrusGlen.org or stop by the Club House Tuesday or Thursday from 9am to 11am.

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Property Manager Scott Straleau announced that the A&E Committee has completed the **yearly inspection** of the community and, with the exception of a few fence areas, there are mostly minor repairs to be addressed by homeowners. He congratulated homeowners for their attention and year-round care for the maintenance of their homes and properties. Everyone will receive their “report card” in the mail within the next couple weeks. Good job, neighbors!

(K) FENCES, WALLS AND MAILBOXES.

(2) The required design of fences is as follows: All new fences (replacements) shall be board on board. If less than 50% of an existing shadow box fence is repaired, the existing shadow box fence may remain shadow box. If the repaired fence encloses a pool, the repaired fence needs to abide by State restrictions regarding the separation of the boards. The top of fences shall be flat. If the boards have dog ears or beveled edges, the dog ears or beveled edges must face down.

(3) All fences around or about a Lot that encloses a yard, shall be maintained by the Owner at the Owner’s expense. This includes the fences between the openings of the walls. This is regardless if the fence encloses Common Area.

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Our overnight parking patrol has reported an uptick in the number of **vehicles parked in the street**. We have also received complaints from residents about **cars parked on our sidewalks**. The HOA is financially responsible for maintaining our sidewalks for the safety of our residents. This cost may be passed on to you if it is determined that any damage is brought about by your or your guest’s vehicles. Parking on sidewalks is never allowed.

From our May 2018 Orange Peel: “In addition to our driveways, all homeowners must maintain the apron between the sidewalk and road. If you are one of the few lucky residents with **an apron large enough for a vehicle**, you may park there, abiding by the above restrictions, and **providing all 4 wheels are on the apron**, not on the road or sidewalk, and that you do not block the sidewalk. Parking on or blocking the sidewalk is never allowed.”

After one warning for parking on the street or sidewalk, your vehicle will be towed. The HOA is not immediately notified when a car is towed from the community. **You may call Blake’s Towing Service at 561-737-3303 to retrieve your vehicle.**
12.6 Parking and Speed Limits.
(A) Parking is permitted in the garage and driveways. If the garage is not used for parking, the vehicles must be parked in the driveway or parking pad. Street parking shall be permitted on only the sidewalk side of the street, and street parking is prohibited between 2 AM and 6 AM. Parking on the sidewalk or grass is prohibited. Violators will be towed. Larger vehicles that do not fit in the garage are prohibited from parking on the street. The limitations on street parking have been enacted to permit emergency service vehicles to access Units and otherwise prevent an unsafe or unsightly environment. The Board of Directors may further restrict parking on the street.

12.8 Towing. The Association shall have authority to have a prohibited or improperly parked vehicle from the Executive Estates community towed away at the expense of the vehicle owner and Lot Owner.

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**Citrus Glen Real Estate Activity**

MLS Status as of February 27, 2019

**6 Properties for Sale in our Community:**

- List Price reduced to $299,900 - 3Br/2Bath
- List Price $310,000 - 3Br/2Bath
- List Price reduced to $315,800 - 3Br/2Bath/Pool
- List Price $325,000 - 4Br/2Bath
- List Price $325,000 - 3Br/2Bath
- List Price $345,000 - 4Br/2Bath/Pool

**6 Homes Sold in the Past 6 Months Through MLS:**

- Sold August 30 for $329,000 - 3Br/3Bath/Pool (original list $345,000)
- Sold October 10 for $320,000 - 3 Br/2Bath (original list $375,000)
- Sold November 9 for $337,000 - 3Br/2Bath (original list $339,788)
- Sold November 14 for $305,000 - 3Br/3Bath/Pool (original list $335,000)
- Sold December 6 for $329,000 - 3Br/2Bath (original list $329,900)
- Sold February 18 for $226,279 (Bank Owned) - 3Br/2Bath (original list $275,000)

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Judy Angelovich, Broker

*Summer’s Dream Real Estate Inc*

(954) 789-9099
A reminder that the Next Door website is not a legitimate forum for board- or committee-directed comments and concerns that residents would like reviewed. This site is not monitored by the Citrus Glen Board of Directors. If you have a concern or question and need to reach out to us, please use the email contact form on our www.CitrusGlen.org website, or stop by the Club House Tuesdays and Thursdays from 9am to 11am.

~ We can give you the correct answer. ~

**Board of Directors:**
Steve Carl - President
George Kamel - Vice President
Chris Aromandi - Secretary
Jim Massey - Treasurer
Ed Ostrowski - Director

**A&E Committee:**
Arlene Aslanian
Joe Eichenlaub
Jill Lemire
Paulette Martin
Susan Tobin

**Interview Committee:**
Inez Guglielmo – Chair

**Property Manager:**
Scott Straleau, L.C.A.M.
(561) 733-5550

To our Board and Committee Members, our Property Manager, and also our Residents who proudly maintain the beauty and value of their homes and therefore, our Community,

~ A Heartfelt Thank You for All You Do ~

Web Site:  www.CitrusGlen.org