



# Orange Peel

CITRUS GLEN NEWSLETTER

JANUARY 2009

## The President's Message

The latest Board Meeting of the Executive Estates of Boynton Beach Homeowners Association, Inc. (Citrus Glen) was held on December 30, 2008. The meeting was well attended and we had a good interaction with members attending the meeting. The Board always welcomes input from the floor.

The Property Manager presented his report. Scott reported on violators sent to the attorney for parking pick-up trucks on the driveway overnight and dogs sent out without a leash and no one to pick-up after the dogs do their business. It is a shame that people allow their pets to create an unsanitary condition for all residents of our community. He also reported progress with our new landscaping company and problems encountered due to the neglect of the previous company. The security company continues to warn that residents keep the garage doors open overnight. That is an invitation to unwanted visitors to come to the community and see what they can take without the owner's permission. We had a report that cars were broken into and property was stolen from the cars. Please lock your car when the car is in the driveway and avoid placing articles on the seats that may attract curiosity.

It is hard to believe that another new year is here. Six years have elapsed since I was honored as the President of Citrus Glen. I would like to thank the community for allowing me to service you on the Board of Directors. I have enjoyed being of service and now, it is time to rotate. We need a new administration to direct the future of the Association. I hope to be able to continue to serve you in a different capacity. As your trusted servant, I have learned many interesting things from landscaping to legal issues concerning a homeowner's association. Please note that I'm willing to share that knowledge with any interested resident. The next meeting will be the

annual Member's meeting and the election of new directors will take place. We will need two directors to serve for two years and three directors to serve for one year. The meeting will be held on January 27, 2009 at 7:30 PM at the clubhouse.

I have received many questions as to how the nomination and election of new directors will take place. According to the cover letter sent with the proxy, the nominations will be done from the floor. Any member may nominate him/herself or any other member willing to serve. Ballots will be provided to vote for the members (5) of your choice. Please make sure that if you are not going to be at the meeting, you send your proxy. We need 30% of the members in person or by proxy to be able to conduct business. If you have any questions regarding the proxy, please feel free to call me # 561 733 5422.

I also want to remind residents that the holiday decorations (including lights) need to be removed no later than 30 days after the holiday season ends. Our documents read "Homeowners shall not deface, change or improve the exterior of the home without written approval of the Association". The Board has given approval for decorations no more than thirty days before and no more than thirty days after the holidays. Please follow your Association rules to avoid violations and legal expenses.

Please become familiar with the Documents of the community. The documents will answer your questions regarding who does what. Also about how to get things done in your association and will clarify rules and regulations.

Please visit our website [www.citrusglen.org](http://www.citrusglen.org) for information, forms and important links. A set of our Association documents in a PDF format is available for download.

*Bob*

# SECURITY & SAFETY REPORT

## PERSONAL PROPERTY INVENTORY

Experience in various cities throughout the United States indicates that the marking of personal property with a distinctive number has reduced the incidence of burglary within the participating group.

With an accurate description of your stolen possessions, including serial and model numbers, law enforcement agencies stand a better chance of recovering your property as well as apprehending and putting "fences" out of business.

To start your inventory, first go through your home and list all the items in each room that you feel are of some value. List the item, its brand, model and serial number, manufacturer and other identifying features.

Perform your inventory in a systematic fashion. Be thorough and scrutinize drawers, closets, cabinets, etc., for personal items that may be stolen. Burglars, in their haste do not discriminate in their selection of goods.

Marking these items can be accomplished by using an inexpensive electric marking tool (on loan from some police authorities or purchased from a store carrying these items). You can engrave an identifying number (drivers' license, birth date, anniversary date, etc., but not a social security number) on that particular item in an area that will not mar its appearance.

Items such as jewelry, which cannot be readily engraved, should be photographed in color, with a complete description on the back of the print. An appraisal of the jewelry should also accompany the photographs. Once you have completed your inventory, make sure that a copy of the list is in your safe deposit box or family member or otherwise out of the reach of a visiting burglar.

Why are you more likely to be burglarized this year than last? It's simple. Take a look at the economy. It's in bad shape. More and more people are out of work. Some of them are going to succumb to easy money of burglary. This is not a hunch. This prediction is backed up by some cold even chilling facts. The Justice Department tells us that crime increases whenever the economy sags. And law enforcement agencies may not be able to provide extra protection. Their own budgets have been curtailed by the same lean economy that has produced this fresh crop of burglars.

So, it is up to us. More than ever, the homeowner will be obliged to take whatever steps necessary to assure the security of his or her home and property.

## HOLIDAY PARTY WAS GREAT

Thanks everyone for making the holiday party a fun event!!



## Board and Working Committees and Activities During 2008

### BOARD OF DIRECTORS

Roberto Moreno, *President*  
Alan Mathews, *Vice-President*  
Jane Simpson, *Treasurer*  
Harry Wagner, *Secretary*  
Steve Kauszlick, *Director*

### A&E

Alan Mathews, *Board Liaison*  
Dick Heinick, *Chairman*  
Joe Eichenlaub  
Marilyn Kelly  
Tapio Salin  
Rick Turner

### Landscaping

Bob Moreno, *Board Liaison*  
....., *Chairperson*  
Teresa Moreno  
Elaine and Alan Mathews

### Safety and Security

Harry Wagner, *Board Liaison*  
John Lumley, *Chairman*  
Alan Mathews

### Fines

Steve Kauszlick, *Board Liaison*  
Bonnie Valentino, *Chairlady*  
Kalil (Charlie) Shalhoub  
Bettina Miles  
John Lumley

### Orange Peel Distribution Team

Inez Guglielmo, *Team leader*  
Elizabeth Meramo  
Margaret Rowe  
Harry Eichenlaub  
Amanda Guglielmo  
Teresa Moreno

### OTHER FUNCTIONS

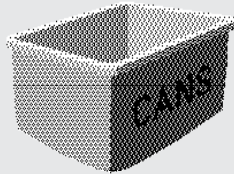
**Welcome Interview**  
Inez Guglielmo

**Clubhouse Activities**  
Inez Guglielmo

## Local & State EMPLOYMENT /BUSINESS

Business Development Board  
of Palm Beach County ..... 835-1008  
Delray Beach Workforce Center .....292-6000  
Department of Revenue .....640-2800  
FAU Small Business  
Development Center .....297-1 140  
Economic Council  
of Palm Beach County .....684-1551  
Boynton Beach City Water .....375-6300  
Boynton Beach Police.....732-8116

### *Trash Information*



***Monday regular garbage and bulk  
Thursday regular garbage and recycle***

Vegetation Residents may put out an unlimited quantity of vegetation in lengths not to exceed four feet (4") in length, and/or four inches (4") in diameter at the curb for pick up on their scheduled bulk trash day

## Good News

### Your January electric bill will be lower

Thanks to recent reductions in fuel prices, you can expect a decrease in your bill starting January 6, 2009. Currently, it costs customers \$111.12 a month for each 1,000 kilowatt-hours used. With the lower fuel charge, that same bill will drop to \$109.55. FPL's bills are among the lowest in the state and well below the national average.



**LOCK YOUR CARS**  
\*\*\*\*\*  
**PREVENT THEFT**

#### 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 and to Bob

##### Hours at Citrus Glen

Tuesday and Thursday 9:00 to 11:00 A.M.

*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.*

**Looking to find 6-7 people that would like to play Poker, dealers choice a friendly game that we rotate from home to home each week or every other week.**

**If you do, here is my number 561-818-5344 so they can contact me.**

**John Schiavo**



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.

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

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



JOIN US AT THE  
**ANNUAL MEETING**  
AND SEE THE FUN  
WE ARE HAVING TOGETHER . . .

**DON'T MISS IT!! • TUESDAY JANUARY**

27<sup>TH</sup>



## PROXY PREPARATION

To provide a proxy, please use the proxy form sent to you in the mail by the property manager .

Fill in your Lot No. and address.

Fill in the proxy designee area. If you leave blank the area on the line above the "Print Name of Proxy Designee". the proxy will automatically go to our secretary who will vote on your behalf. If you choose to give your proxy to a specific person, make sure that the person is going to attend the meeting and fill the name of that person on the line above the "Print Name of Proxy Designee".

That person will vote on your behalf.

Example:

(Bob Moreno, Harry Wagner or other designee name, not your name)

Print Name of Proxy Designee

Date the form and again put your lot number.

Sign the form.

The form has to be signed by the designated person to vote. If there is only one owner, the owner needs to sign the form. In case there is more than one owner, the designated owner will sign the form. If the owner is a company, partnership or a corporation, the designated person needs to sign the form. Print the name of the person signing the form and either send it in the envelope provided to you or deliver it to the person you are giving the proxy to. It is very important that we have at least 59 voting members (30% of 195 FLS 920) attending the meeting in person or by proxy so we can elect the new directors. If you have any questions, please give me a call. My number is in the directory.