



# Orange Peel

## President's Message

CITRUS GLEN NEWSLETTER  
January 2017

### **\*\*\*IMPORTANT – ALL RESIDENTS\*\*\***

#### **NEW “RESIDENT ACCESS” SYSTEM TO BE INSTALLED**

#### **READ BELOW FOR DATES THAT APPLY TO YOU**

The Board of Directors for Citrus Glen voted to upgrade the current "Clicker" Resident Gate Access System to the New "SunPass" style of system provided and maintained by Envera. This requires all vehicles registered to the owner's have a decal installed on the windshield of the vehicles registered to the residents. (NOTE: This RFID sticker must be installed by a qualified installer) This system is scheduled to go into effect in late February, 2017. There will be an Orientation Meeting/RFID Sticker Installation at the Clubhouse 195 Temple Ave, Boynton Beach, FL 33436 on Wednesday February 15, 2017 and Thursday February 16, 2017. Both sessions will run from 6:30 PM to 8:30 PM. Please be sure to mark your calendars and attend on either day. You **must** bring “ALL” of the following items to this meeting:

- Bring a photo ID
- Bring your vehicle(s)
- Two RFID stickers are free
- Maximum 3 stickers per household
- The Third sticker if needed will be an additional \$35.00 each
- RFID Stickers are for “Residents Only” (All other vehicles must enter through Guest Lane)

This system is being implemented due to residents that have attended meetings citing issues with too many "clickers" in distribution and no control over the people that have access to our community. Even though we went through a complete reprogramming of clickers a while back, it is impossible to estimate how many clickers are in the hands of people who should not have them. Our guess is that there may be as many as 100 – 200 of them. The community has also had issues with "Squatters" gaining access to some vacant homes where residents have passed away.

We apologize for any inconvenience that this may cause, but it's felt this will add a much needed level of security to our community. Your safety and your family's safety is of the utmost importance. With this new system, we will now be able to remove people from the Gate System when they move thus being able to better maintain who has access to our community. You will learn more at the meeting about the benefits and features of this New Access System for “Residents”. All other visitors may enter through the visitor’s gate without much delay if they are on the visitors list for your residence. There is an ALPR (Automatic License Plate Recognition) System on the visitor’s lane which recognizes permanent visitors and their license plates. Vendors that provide services such as pool services, lawn services, etc. will be recognized if they are on your permanent visitors list.

Please review the enclosed Envera flyer information located on the last page of this newsletter.

**\*\*\*It is very important that “ALL” residents make it to one of these two meetings so you can get your sticker installed. Please contact Scott at the Clubhouse office if you are unable to attend either of these two meetings.**

**You can also e-mail myself at: [President@Citrusglen.org](mailto:President@Citrusglen.org) . \*\*\***

## Welcome 2017 – Annual Members Meeting

The Annual Members Meeting is scheduled for Tuesday January 31st, 2017 at the Clubhouse 195 Temple Ave, Boynton Beach, FL 33436 at 7:30 PM. Your attendance is requested along with a copy of your proxy so you can vote for New Board Members. **We must have a quorum in person and/or by proxy in order to hold the meeting. If you are not 100% sure you will be able to attend or don't want to take the chance, be sure to complete the proxy and mail it in or hand it in to the office at the Clubhouse.** Proxies were sent out 2 weeks ago and you should have received yours by now. There was a self-addressed stamped envelopes included so you may send your proxies in ahead of time and they will be counted. The nominations for the current BOD vacancies will come from the floor or should you be interested in running for a seat on the Board, please contact Scott or myself at: "President@citrusglen.org". The three Board members whose terms are up are, myself, George Kamal and Steve Carl. I believe all will continue to serve unless voted out. We also have one vacancy on the Board that needs to be filled.

There is a possibility there will be some vacancies on a few of the committees. If anyone is interested in serving for any of them, please let us know as well. The two committees are the A&E Committee and the Fining Committee. All members serve as volunteers and your service is appreciated by the entire Board of Directors and the majority of the residents.

## Farewell to 2016

2016 was an interesting year to say the least. Between the elections and all the tragic news stories, it is certainly a good thing it is finally over. We all survived the Presidential election, the threat of Hurricane Matthew, and for many, a host of personal and or medical issues. There are many residents that are glad 2016 is behind us and we are looking forward to a Healthy, Safe and Happy New Year!

For the residents of Citrus Glen, we had a few residents that are no longer with us but we still have them in our hearts and minds daily. Just to mention a few are Richard Heinick, Chris DeLiso, Doris Musiol, and Joy Martin. If there are any that I may have missed, please accept my apologies.

My first year as President brought about many improvements to our Community which were much needed. Citrus Glen was originally developed in the late 1980's and building began the early 1990's. Over the years the community has been well maintained. This year was no exception. Some of the items that stand out was the painting of the exterior walls surrounding the community, painting of the interior of the clubhouse, new furnishing for the clubhouse, tennis courts repaired/resurfaced and refinished, the pool retiled/updated and all the palms were trimmed and hardwood trees trimmed. While there were numerous other items completed, these are the ones that stand out the most.

We have many new residents this year as well, including a number of new families. Citrus Glen was originally planned as a "55+" community, however, the original builder was unable to sell out, so he dropped the age restrictions. Residents that have bought in here since, have always known that there are restrictions that apply to all residents, including ones that effect children. It is easy to notice that the community does not have any playgrounds. This has never been brought up in the past at any meetings that I was present for or any request made by any residents to change the documents or provide for any playgrounds. The tennis courts may be used by children in the accompany of an adult for "tennis purposes only". The pool has its own set of rules that are mostly governed by the State of Florida. Once again, this is not a play area, it is an area for swimming, relaxing and the reasonable enjoyment by all. I have one comment on the improvements that were made that I keep getting backlash from some residents stating; "I, the President, only care about the areas that pertain to the 55+ crowd and the tennis courts, and not the teenagers or small children that are living here." I only moved here in 2014. I think that this is an unfair comment. I played Tennis when I was a child and teenager and loved it, so it's not just for seniors.

Additionally, Florida Laws that govern the HOA under FS:720 states the Board members shall vote in the interest of improving the "Community". This includes all common areas, not just some. The tennis courts were in dire need

of repair with large gaps in the pavement, which were causing a trip hazard and could result in legal action if someone were to be injured. The Board voted to use the Reserves for all the improvements that were made this year and did so with the intention of improving the Community. Luckily, this is only heard from only a “few” and the majority appreciates how the community looks and is maintained.

### **Community Issues and Rules being Ignored**

There has been a number of items brought to my attention that are covered under our governing documents. I have tried to either write a courtesy warning to the residents or I have spoken to them in person and pointed out the violations in the documents. I only do this as a courtesy as I am not the Police nor the person who is responsible for giving notice of the violations. I do this as a courtesy before turning the information over to the Property Manager, whom in turn sends out letters of violations and the consequences of failing to follow the rules, which could include legal fees and fines. There are still many incidences where residents are putting their trash containers out and failing to return them behind their fences or in their garage or where ever you keep them out of sight as per our documents. Residents are being ticketed for parking in the street between the prohibited hours of 2-6 AM. In some cases, cars are being towed. Basketball hoops are left out past dusk. Parking issues. Changes in exterior areas and colors of the exterior of houses without A&E applications submitted. Please take the time to read over the HOA documents on an occasion or two to keep the rules fresh in your mind. Again, bear in mind, I didn't make the rules, I only moved here in 2014, I'm not as seasoned as some of the residents, but we all have to obey the rules and respect our neighbors and their space. The documents can be found on the Citrus Glen Web Site at: [www.Citrusglen.org](http://www.Citrusglen.org) and click on “Documents and Samples”.

Two residents have contacted the office about rodents in the neighborhood sited at their residence. The HOA documents cover this under the section 11.9 of the documents. The HOA is not responsible for pest control.

### **Future Orange Peel Publications**

The Board voted in November due to the cost of the publication to start publishing the Orange Peel Newsletter online with the exception of a few printed copies to be put in the Clubhouse. Most residents, as a result of the Comcast service we all now have, have access to the Internet and can read the newsletter online in the future. You can find current and past newsletters on the Citrus Glen Web Site by going to: [www.Citrusglen.org](http://www.Citrusglen.org) and click on “Orange Peel”.

### **Annual Inspections – Coming to a house near you!!!**

The Annual Inspection Team will be performing their inspections of each and every residence in January of 2017. This is a non-invasive inspection that occurs by a designated team of people walking down the street and making notations of items they see that are in need of improvement and/or repairs on your home. Each and every person on the team must agree on each item they find. In the event there is an item they cannot all agree on, it will be turned over to a secondary team to make a determination if that item should be placed on your “To Do List”. Once all of the reviews are completed, you will receive a letter in the mail letting you know if your home passed the inspection or if there were any items found that need your immediate attention. Here is a list of some of the items on the list: House Condition; Fascia Board; Front Entrance; Roof Condition; Garage Door; Mailbox Condition; Rear House; Patio/Awning; Screen Condition; Driveway (including the apron); Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall; Bronze or White Window Frames, etc. Take a look and see if any of these items are in need of repair, cleaning, painting, replacing, have mold or mildew on them, etc.

Sincerely,

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 January 16, 2017

**4 Properties For Sale in Our Community**

List Price Reduced \$299,000 – 3Br/2Bath

List Price Reduced \$320,000 – 4Br/2Bath/Pool

List Price \$325,000 – 3Br/3Bath/Pool

List Price \$329,500 – 3Br/2Bath

**1 Property in Contract:**

List Price Reduced \$309,500 – 3Br/2Bath

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

Sold October 14 for \$285,000 – 3Br/2Bath (orig. list \$289,000)

Sold August 22 for \$301,000 – 3Br/3Bath/Pool (orig. list \$289,900)

Sold August 12 for \$314,500 – 3Br/2Bath/Pool (orig. list \$314,500)

*Summer's Dream Real Estate llc*

**Judy Angelovich, Broker,**

Realtor, Citrus Glen Resident

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

*~ Thinking of buying or selling? ~*

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

(954)789-9099

SummersDreamRealEstate@gmail.com

**Board of Directors:**

Jill Connolly – President

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George Kamel – Director

**A&E Committee:**

Michelle Urban – Board Liaison

Joe Eichenlaub

Tapio Salin

Andrew Sozzi

Jim Massey

**Interview Committee:**

Inez Guglielmo - Chair

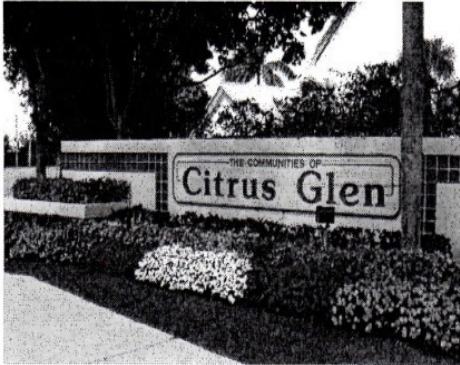
Bob Moreno

**Property Manager:**

Scott Straleau, L.C.A.M.

561-733-5550

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



Envera Systems will secure & protect Citrus Glen beginning late February!

### RESIDENT ORIENTATION

Envera will be at your community to issue residents their new vehicle windshield stickers for community access. In order to pick up your vehicle windshield stickers, please attend one of the meetings below. Each household is eligible to receive 2 vehicle windshield stickers at no charge. Additional vehicle windshield stickers are \$35.00 each. Residents may purchase up to 1 additional sticker. There is a limit of 3 total per household.

Accepted methods of payment are via checks made out to Citrus Glen HOA (EEBBHOA) or Cash

Day	Orientation/Training	Location
Wednesday 2/15/17	6:30pm-8:30pm	Clubhouse
Thursday 2/16/17	6:30pm-8:30pm	Clubhouse

### IMPORTANT!

Please bring the following with you to be issued credentials:

Photo ID and Household Vehicles (Maximum of 3 per Household)

\*\*If you are unable to attend, please see Sergio Conceicao with GSM Properties at [sergio@gsmproperties.com](mailto:sergio@gsmproperties.com) during normal business hours. \*\*

**Note: So there is room for vehicles at the meeting, please bring only one to the meeting and then take it home once you have had your sticker installed and bring any additional vehicles one at a time**