



Orange Peel

CITRUS GLEN NEWSLETTER

JULY 2011

President's Message

We are two months into the official hurricane season with no problems to date. However, historical weather data indicates that the 17 recorded major hurricanes (category three or higher), that have hit Southeast Florida, have all been in August (5), September (8), and October (4). Seventy-five percent of all named storms have been in this same time period. Although it's good that we haven't had any storms in June or July, the real hurricane season is just starting. We all still need to think about what we can do to protect our property and what plans we have for an extended power outage.

Landscaping Update. Although our lakes look a lot better with the recent rain, they are still a couple of feet below normal and we still need a substantial amount of rain between now and the dry season which normally starts in October. However, we feel that the water level in the lakes is high enough that our irrigation pumps are no longer at risk. We are also in the process of repairing the fountain in the Club house lake.

We are attempting to make some modest landscaping improvements, primarily replacing some of the shrubs which didn't make it through the winter and about three or four palm trees. Although it is a good idea to do this when it is warm and wet, we struggle with our landscaper during this time period since he is very busy during the summer. The lawn mowing schedule varies during the year but the lawns have to be mowed every week in the summer and this is complicated by the frequent rains. When he gets behind due to the weather, it is hard for him to catch up. Basically, keeping up with the lawn mowing for us and the other communities is a higher priority than our landscaping requests (at least to our landscaper).

Financial Update. I signed the new Comcast contract last month. Nothing really changes except we agreed to the proposed rate increase and are to get a "rebate" equal to the 2011 increase. The \$25,000 rebate will allow us to stay within budget for 2011. The payment from Comcast is due 120 days after it is signed by both parties. Comcast signed the agreement on July 19.

Prior to accruing the Comcast payment, we had a \$7,557 operating surplus for the first six months of the year. We have not had any major unexpected expenses so far and our primary risks are a hurricane and major lawsuit. Hopefully we can avoid both of these issues.

Our Delinquent Accounts are up a small amount as of the end of June. However, we have several pending sales which should result in at least partial payment of some delinquent assessments. Our

law firm has also sent demand letters to several of the banks which have taken title to foreclosed properties. The banks would prefer to pay us when they resell the properties but we are threatening to lien the properties if we are not paid now. We will see how that works out.

Our cash, net of Accounts Payable, is down from the prior month due to the \$14,000 payment for the annual tree trimming. We will also make the annual insurance payment premium in July and that is approximately \$17,000. Therefore I expect net cash to further decline as of the end of July. We amortize both of these amounts over 12 months. Our next major cash outlay is the mulching and planting of the flowers in November. Hopefully we will collect the money from Comcast by that time. Our net cash, as of June 30, 2011, is up \$29,405 over June 30, 2010.

I apologize for all the numbers. I am a retired CPA and can't help myself.

Compliance Issues. We have resolved all the issues relating to the 2011 maintenance inspections. However, we still have issues carried over from the prior years and also some issues with unapproved modifications to the house exteriors. We have two outstanding lawsuits at this time and two more pending. We also have an unfortunate issue involving the City of Boynton Beach permitting office. The homeowner requested a permit to replace a six foot wooden fence with a six foot PVC fence. The city denied the permit and told the homeowner that only four foot fences were allowed on corner lots and the homeowner installed a four foot fence. The six foot fence had been approved by the HOA but the four foot fence was not. Our attorney is of the opinion that the original permit denial was incorrect and the Association could have gotten it reversed. Our documents require that all changes to the fences and exterior of the houses must be approved by the HOA. If you believe that there is conflict between the HOA documents and the building codes, please discuss the matter with us before you commit to any repairs or replacements. You will be saving both of us a substantial amount of aggravation and money.

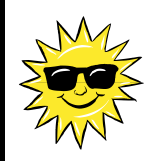
New documents. Bob Foster and his committee are winding up the drafting and review process and hope to have the final proposed documents completed by the middle of August. Watch your mail tubes and e-mail for further updates. The final proposed documents will be mailed to each homeowner's address of record with the forms for voting for approval at some time after the August date.

Miscellaneous. We are in the process of restrapping the pool furniture. We have also repaired the Spa pump. Between the pool and spa pumps, the fountain pumps, and the irrigation pumps, it seems like we always have some pump issue ongoing.

Jim Taylor

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

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AND SEE THE FUN
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TUESDAY JULY 26 TH



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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

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**Margaret Tita of Executive Circle
celebrated her 90th birthday**

with family, friends, and neighbors at an elegant evening affair at Benvenuto's June 25th.

Many Citrus Glen residents came together to honor this very special lady.

There was an exquisite meal and dancing to the tunes provided by DJS Matthew Picardi and Rudy Viton Jr. of Executive Circle.

Children, adults and seniors had a great time together.

The room was overflowing with love.

It is special occasions like this that remind us that our neighborhood is filled with so many wonderful people who support, help, care about and even love one another. A neighborhood is not just a group of houses it is the people and the relationships that make it special.

Written by Amy Trickett



Muse News on Real Estate!

Sales are brisk but prices continue to drop but not nearly as dramatically as previous years. More owners are putting their property on the market and more homes are going under contract.

Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price	<i>Change from last report Asking prices are higher</i>
Currently For Sale	5	\$194,900*	\$245,000*	
		• Average Days on Market 118		
		• Only 1 is a short sale *5 bedroom home		
Under Contract	2	\$170,000	\$175,000	
		• Average Days on Market 13		
		• 2 are short sales		
Sold Past 6 Months				<i>Change from last report Increase in higher sold price</i>
List Price	3	\$150,000	\$215,000	
Sold Price		\$135,000	\$208,000	
		• Average Days on Market 185		
		• 3 short sale – 1 bank owned – 5 property owner		

If you would like more specific information, please give me a call.
Barbara Muse, Realtor CENTURY 21 Tenace - 561-734-0178 or email me at Barbara@barbmuse.com.

Board and Working Committees and Activities During 2011

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Orange Peel Distribution Team

- Inez Guglielmo, *Team leader*
- Elizabeth Meramo
- Monique Owens
- Harry Eichenlaub
- Amanda Guglielmo
- Teresa Moreno
- zrokdkd;dld;dld;dd

OTHER FUNCTIONS

- Welcome Interview/ Clubhouse Activities**
- Inez Guglielmo