



Orange Peel

CITRUS GLEN NEWSLETTER

JULY 2012

President's Message

Welcome to summer! I have heard from more people this year, it is hotter this year than they can remember it being in past years. I'm not a meteorologist but I think I have to agree with them!

Question of the month- How did the vote go for the New Virtual Gate Guard System? The results have been posted on the main page of the Citrus Glen Web Site at www.CitrusGlen.org. For those of you without a computer here are the results. This was the first vote under our New Voting Rules. We had a great turnout for the Special Members Meeting. The results are exactly as announced at the meeting. We only had 101 votes in all. 56 people voted yes, 45 people voted no, 83 eligible voters did not vote. Under our new voting rules it takes 60% of those residents voting in person or by proxy to have an affirmative vote. Of course this is based on having obtained a quorum first. 60% of 101 votes is 60.6 which would be rounded up to 61 votes needed to pass this vote. As you can see, we did not achieve this number so this vote is dead in the water.

Next question: What happens next? Great Question! I am making this an agenda item on this month's Board Meeting Agenda to determine whether we should put this back out for another vote or go with our original plan:

- A) Install a New Camera System in the Gatehouse
- B) Install a New more user friendly Call Box System
- C) Install a New Card Reader system and issue two cards to each resident with the option for each resident to buy more cards for their guest.

While I personally do not consider this as good of a solution as the Virtual Gate Guard, I feel this is our next best option. This option would be paid for from funds already in our budget and does not require a vote from the community.

If you would like to provide input on this issue, please feel free to attend this month's Board Meeting on July 31, 2012 at 7:30pm at the Clubhouse.

Lesson learned from this vote: **"EVERY VOTE COUNTS"**! If it does go back out for another vote, hopefully we get more participation as we had 83 eligible voters who did not vote. This is "your" community, please participate in the decisions.

4th of July Party- Thanks to the efforts of Steve and Judy of 190 Citrus Trails Circle and John and Diane of 192 Citrus Trails Circle, Citrus Glen held their 1st annual 4th of July party and while there was not a large turnout, there was approx. 25-30 neighbors in attendance and we had a great time. Everybody made their favorite dish and if you left hungry it was your own fault. Speaking for myself, I threw my Weight Watcher points out the window for the day and just enjoyed the great food and even better company. I have to admit, I have not been one to attend a community party for the 14 years I have lived here. Wow, what a mistake. We thoroughly enjoyed ourselves and will be in attendance at more parties in the future. Speaking of which, please see the back page and complete our survey so we can better determine what you would like to see in the future regarding community gatherings. You can also complete the same survey online by going to www.CitrusGlen.org and clicking on "Community Survey".

Grey PVC Fencing- As many of you may be aware, Grey PVC Fencing has been sometimes hard to find. We recently had one of the fences replaced around our irrigation station on Executive Circle and it turned out wonderful. The contractor was able to order Grey PVC fencing and I know his supplier had to order a certain quantity above and beyond what our contractor actually needed and as of last week still had it in stock. If you are looking to get your fence replaced with grey PVC fencing that meets community standards, contact Steve Lamour from Pick-it Fence Company at 561-795-8972. You can also visit their web site at: <http://www.pickitfence.net>.

Zero Lot Line Rules- I just want to remind everyone we live in a Zero Lot Line Community. This means that each of us has a neighbor's wall that we look at every day in our side yard. I would hope you're being a good neighbor and that I would not have to bring this up but due to some recent issues, I have to review it and advise you of each resident's rights regarding this item. As per our covenants, you are legally liable to grant safe access to your neighbor to allow them to maintain their home. This is not an option, you must give them access. If you have pets, you must keep them safely secured while the neighbor or neighbor's contractor performs the work. Bushes and Trees in your yard that have the potential to cause damage to your neighbor's home should be kept trimmed away from the walls of the residence or you will be liable for any damage they may cause. Once again, you are legally liable to grant safe access to your neighbor so they can perform maintenance on their home. If anything in your yard causes any damage to their home, you are liable for the damage.

Plain and Simple- Let's be good neighbors, if you have had issues or maybe been a not so nice neighbor, it's time to draw a line in the sand and start over with your neighbor and work together and be good neighbors. Regarding your neighbor's wall: trim your trees, trim your bushes, allow them to come in and maintain their homes. Doing so will benefit us all.

Executive Lake Residents- The board has voted to start the lake restoration project of the Executive Circle Lake. This project is projected to take app. 2-3 weeks and should start sometime in the next couple of months. During the project you will see a few small dredge boats out on the lake as they dredge from the middle of the lake to rebuild the shoreline all the way around the lake. When it is completed, it is estimated we will gain app. 4' of shoreline all the way around the lake. The new shoreline will taper straight into the lake and should last for app. 20-30 years. Once the lake restoration funds are built back up again, the lake behind the clubhouse will be the next one to be completed. This will be a few years down the road.

Workout Equipment- You may have noticed that the Treadmill has been folded up and placed "Out of Service". Thanks to the daughter of Barbara and Gus Villeda, we will soon have a very nice replacement Treadmill and another piece of equipment that will help to build upper body strength. Additionally, the existing Workout Bike is being replaced with a better model that is being donated by Carolyn Hall. Hopefully in the next few weeks this replacement equipment should be in place in the workout room in the Clubhouse for your exercising pleasure. Wait, should those two words be used in the same sentence, "exercise" and "pleasure"?

Mailbox Tubes- I was truly amazed. I received two phone calls after the Special Members Meeting from Residents telling me they did not know about the vote for the Virtual Gate Guard. I want to take a minute to explain what those tubes under your mailbox are for so we do not have these issues in the future. By the way, if you are missing your tube, please let us know and we will install one for you, "for free"!

These tubes are located under your mailbox and are used for Citrus Glen Communications only. We cannot legally place any newsletters, flyers, etc. inside your mailbox unless we send them to you through the United States Postal Service. To make sure we keep you up to date about events going on in the community you will periodically receive documents in this tube below your mailbox. Every time you check your mail, please check this tube. If you are reading this newsletter, you most likely removed it from the exact same tube I am talking about. Regarding the Special Members Meeting, every resident was also sent via the USPS a voting proxy advising them of the meeting and the reason for the meeting. Additionally, I personally hand delivered 2 documents to each and every resident's mailbox tube with additional information about the Virtual Gate Guard and also reminding them of the Special Members Meeting.

How can you make sure you always receive the latest community communications?- There are multiple ways: A) If you have an e-mail address and would like to receive our e-mail updates and you currently are not on our list, please send me an e-mail requesting that you be placed on our e-mail list; B) Check out our web site: www.CitrusGlen.org ; C) Check your Mailbox Tube every time you check your mail; D) If you own property in Citrus Glen and either rent your property or you are out of town for extended periods of time, please make sure we always have your current mailing address. You should also make sure that you forward your mail via the USPS.

That's it for July! Sorry for the newsletter being a little late, it has been one busy month!

Bob Foster CGPresident@Comcast.net

Clubhouse Activities

Pool Class: We have Pool Classes on Monday, Wednesday and Friday at 9:00am. They are designed for people of all ages. Our pool is heated year round so come on down and check out the classes and meet your fellow neighbors. Swimsuits are required!

Yoga Class: There is also a Yoga and Meditation class on Wednesday evening at 7:00pm. Once again, it is designed for people of all ages, people of all sizes and even for people who have physical limitations. I have heard this is an awesome class and people are enjoying it and wanting more. If you're ready to relax and rejuvenate, stop on by Wednesday evenings.

How about a Bridge Game: Yvette Cohen is looking to get some Bridge Players together. If you are interested, please contact Yvette at 561-737-3131 or via e-mail: yvettecohen@att.net. What a great way to relax and meet some of the great resident's here at Citrus Glen.

Monthly Board Meetings: I have to admit, it's probably not as much fun as the above activities but it is a great place to learn more about what is going on in "your" community. They are held the last Tuesday of each month at 7:30pm. Remember, if you want to speak at the monthly meeting on a particular subject, please be sure to let us know preferably 7 days in advance so we can place it on the agenda. The agenda is placed in the Glass Case in the Clubhouse several days before the meeting and also e-mailed out to everyone that is on the e-mail list.

Muse News on Real Estate!

Hurricane Season is here. Let's all prepare our homes. Hurricanes or not, buyers are still looking to buy. Lots of activity since our last report. Homes are selling. Here's the latest activity in our community. With inventory this low, if you are considering selling, now might be the time to take some action

| | | | |
|---|---|--------------|---------------|
| # of Properties | | Lowest Price | Highest Price |
| Currently For Sale | 3 | \$159,000 | \$199,000 |
| | • Average Days on Market 37 • 1 bank owned | | |
| Under Contract | 6 | \$175,000 | \$200,000 |
| | Average Days on Market 83 • 3 are short sales | | |
| Sold Past 6 Months | | | |
| List Price | 10 | \$157,500 | \$215,000 |
| Sold Price | | \$159,219 | \$217,500 |
| | • Average Days on Market 89 • 1 short sale • 1 bank owned | | |
| 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. | | | |

*Meet your neighbor ...
Let them take care of...*

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FREE ESTIMATES AND GUARANTEED LIGHTHOUSE POOL

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BRIAN MATHEWS OWNER/OPERATOR.

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Coldwell Banker
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(Citrus Glen Resident)

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Pressure Cleaning and Painting **Johnny Under Pressure, Inc.**

is a resident of Citrus Glen.

Visit his website at

Johnnyunderpressure.com

151 Executive Circle -

Mobile 561-317-5082

office 1-888-301-9733

Judy Angelovich, Realtor **New York & Florida**

Licensed Real Estate Broker

14 years experience working with home buyers & sellers

Coldwell Banker, Boynton Beach

Citrus Glen Resident

JmaRealEstate@aol.com

(954) 789-9099

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

You may continue to use the website

facility and it will forward to

Scott

Hours at Citrus Glen

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

Community Survey –

What Event would you most likely attend?

This is “your” community. We have a choice in life. Every day we wake up, we determine what we want from life. We can choose to be miserable, we can choose to appreciate each day we wake up, we can make each day what we want to make it, etc. Same philosophy applies to our “Little Slice of Paradise” here in Citrus Glen. We have a great place in our community to hold community gatherings. This place is called the “Clubhouse”. If it is used for a “Community Event”, there is no charge for using the facility. We have a Beautiful Pool, a Clubhouse we can use for Free for Community Events, it is Air Conditioned, we have a lot of Great Residents, we have parking if needed, etc. All we are missing is “YOU”. Years ago, it was common to hear of a community party going on and then everyone kind of went their separate ways. It’s time to get back to having fun, relaxing, getting to know your neighbors, meeting new friends and just plain enjoying life. We want to learn more about what you would like so we can start planning some events at the Clubhouse. Don’t put this off, take a few minutes and complete this survey now and either mail it in or drop it off at the Clubhouse office. If you have a computer, take a few minutes and go to: www.CitrusGlen.org and click on “Community Survey” and complete the survey there. If we have enough feedback and enough desire by the community, we will soon be hosting community parties and events. For those of you that are concerned about community funds being used for these events, you can rest easy, no community funds are being used for these community events at this time.

Simply check “Yes” or “No” next to each of the items below so we can better determine what type of events people may be most interested in.

Wine, Beer and Cheese Tasting Party: Yes: _____, No: _____

Labor Day Weekend Pot Luck Party: Yes: _____, No: _____

Halloween Party: Yes: _____, No: _____

December Holiday Party: Yes: _____, No: _____

Home Improvement Events: Yes: _____, No: _____

Question: Do you feel that it would be appropriate that Community Funds be used to “partially” fund Community Events. Yes: _____, No: _____

Comments: _____

Name: (Optional) _____

Address: (Optional) _____

Executive Estates of Boynton Beach
195 Temple Avenue
Boynton Beach, FL. 33436

Board and Working Committees and Activities During 2012

BOARD OF DIRECTORS

Bob Foster, *President*
Carolyn Hall, *Vice President*
Jim Taylor, *Treasurer*
Chris Aromandi, *Secretary*
Alan Neulander, *Director*

Architectural Advisory Committee

Scott Straleau, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

Scott Straleau, *Board Liaison*
Pris Neulander, *Chairperson*
Arlene Aslanian

Technology

Bob Foster, *Board Liaison*
Bob Moreno, *Chairman*

Fines Committee

Scott Straleau, *Board Liaison*
Bonnie Valentino, *Chairperson*
Kalil Shalhoub
Mike Kirby
Marilyn Kelly

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Monique Owens
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities
Inez Guglielmo



JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!! TUESDAY JULY 31 ST

