



ORANGE PEEL



June 2006

A Citrus Glen Newsletter

June 2006

Board of Directors

**Roberto Moreno, President -
Jane Simpson, Treasurer**

**George Lotridge, Vice-President -
Harry Wagner, Secretary**

Steven Kauzlick, Director

Regular monthly meetings take place in the Clubhouse at 7:30 p.m. on the last Tuesday of each month unless changed or cancelled by the Board of Directors. Look for the postings of regular and special meeting notices on the Directors' bulletin board at the Clubhouse.

President's Message.

The latest Board Meeting of the Executive Estates of Boynton Beach Homeowners Association, Inc. (Citrus Glen) was held May 30, 2006. **The Board announced that the financial review report for the year 2005 report is now available.** Residents may obtain a copy of the review by contacting the Property Manager. The President also asked the members present, to please consider waiving the review for the year 2006. The membership will have to vote to waive the review at the annual members meeting.

The Property Manager reported on the progress of the community recovery and the various repairs that are taking place. The A&E committee, announced that the annual review will take place during the first week of June. The Board asks the members to please cooperate with the committee to be able to accomplish such an elaborate task. We are sure that we are all aware that the A&E review is a very important part of the community operation. For the benefit of all residents, we need to maintain the standards of the community. Just as a reminder, the A&E review is a process and there are many variables in the process. There are five members

in the committee and any issue requires three votes to be positive. The committee will observe, discuss and report the findings to the Property Manager. The management company will communicate to the residents the findings from the committee. If you receive a letter regarding an item that needs action, please take the letter and give it a couple of days before reacting to the comments. We all know the feeling of receiving a notice that we consider is critical. You have plenty of time to review the request

and if necessary, you may present an appeal. If you don't understand the violation, please call the Property Manager and request an explanation from the committee. The members of the committee are residents, like all of us, that are willing to volunteer their time to provide a valuable service to our community. They are not

professional engineers. If we need to hire professionals, the cost of the service will drive the monthly fee to an unacceptable level. The findings will also be more elaborate and numerous. Therefore, we ask you once again, to please cooperate with the committee.

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**THE MONTHLY MEETING
OF THE BOARD
WILL BE HELD ON
TUESDAY, JUNE 27, 2006 AT
7:30 P.M. IN THE CLUBHOUSE
THE AGENDA WILL BE POSTED
AT LEAST 24 HOURS PRIOR TO
THE MEETING**

Gulstream Services Management, Inc.

Scott Straleau, Property Manager Tel: 561 733 5550

E-mail scott@citrusglen.org Telefax: 561 739 9251

www.citrusglen.org

Hours at Citrus Glen: Tuesday 9-11 AM, Thursday 9-11 AM

President's Message Cont.

Please do not compare your house with any other property. The Committee, the Board or the Management Company are not allowed to discuss other properties with a resident. You have no knowledge of the situation with other residents. Privacy regulations require discretion to protect all members of the community. If by any chance, there is an issue that you feel is out of hand and you are unable to resolve it, as a last resort, feel free to call the President. While the President will not make a unilateral decision, the President will arrange for a formal resolution of the pending issue.

The Board asks all residents to make sure to remove the loose broken tiles from their roof before the end of June. The broken tiles on the roof will become missiles if strong wind or a hurricane hit us. Please take corrective action and do not wait to be notified in writing by the management company.

We have noticed that many guests are parking on the grass. Please inform your guest that they should not park on the grass. We have sprinkler heads in the ground and parking on the grass may break them. The replacement and repairs of the sprinkler system are funded by the monthly fee that we pay to maintain our community. Please help the board to continue to maintain a low monthly fee.

Do not park on the grass. Parking at Citrus Glen is limited to the side walk side of the street.

Join Inez for water exercises. Monday, Wednesday and Friday 9am to 10 am, weather permitting. Keep in shape



Architectural and Engineering Committee

The Citrus Glen *Architecture and Engineering Committee (A & E)*

The A&E committee started the review on the first week of June. If and when you receive notification of a violation **please make sure that all the required work is completed and that the Management Company has been notified in writing that all work has been completed. If you need an extension, please request an official extension for a reasonable period of time.** Please make sure that you provide an expected completion date. A copy of a contract will help in determining the approval of the extension. We ask all residents to please not ignore letters from the association. Under the State of Florida laws for associations, the process to enforce the rules under our documents has become more elaborate and expensive to both the association and the individual owners. As you know, an increase of the association expense is an increase of the expense of the members. If you feel that there is an error in the notification, please reply in writing to the property manager.

Elections.

Lets start early. There are two board members that need to be elected at the next annual members meeting on January, 2007. Before the meeting, the Management Company will notify all residents and will provide the name of candidates recommended by the nominations committee. If you are willing to serve, or know of an owner who is willing to serve, please, please start thinking about the process. Remember that according to our documents nominations may be made from the floor at the meeting. Elected Board members will be making decisions that will affect you. Apathy can be your worst enemy. We need to have a quorum to be able to conduct business at this meeting.

Trash Information

Monday regular garbage and bulk,

Thursday regular garbage and recycle



On Monday, Residents may put out bulk and vegetation in lengths not to exceed four feet (4') in length, and/or four inches (4") in diameter at the curb for pick up. No recyclable cardboard boxes may be placed for pick up on Monday. Cans and boxes that may be recycled will be picked up on Thursdays only. If at any time, an item is left over by the service, please pick it up to avoid a violation letter from the Management Company.

Thanks for parking correctly.

As is our covenant mandate, we are working to have everyone conform with the parking rules. To accomplish this we need cooperation from our community members. **Please do not park on the grass. Do not park on the wrong side of the street. Parking is limited to the sidewalk side of the street.** Parking on the wrong side of the street may cause a traffic problem and may even cause an accident. You will be responsible for accidents cause by incorrectly parking your vehicle. Please, do not park non-conforming vehicles in driveways overnight.



Do not park on the roads between 2am and 6am. Do not park overnight in the community parking lots without permit. Your vehicle may be towed away without warning.

Permits may be obtained for the Property Manager or any Board Member. If you or your guest arrived late and needs to use the community parking lots after hours (after 10pm), put a sign in the windshield, readable from the outside, indicating the you came late and that you will get a permit the following day. That note is valid for one night only.

No one like rats. They are dirty and may carry disease.



Do not feed the wild animals, ducks, rabbits, squirrels, raccoons, possums, alligators, etc. The food left-over by the wild animals attract rats. It is very difficult the get rid of rats. This has nothing to do with liking animal. Please protect our community.



Citrus Glen's 4th of July Picnic

**It is time to meet our neighbors!
All residents and their children
are invited to
enjoy good food & fun on July 4th
at the clubhouse**

**Volunteers are needed to make
this a great success.**

**More information will be sent
out as we progress in our plan-
ning. Please share your ideas
& make this the 1st annual
4th of July BASH for
Citrus Glen...
(Everyone's input is important)**

**Please call Paulette Martin at
(561) 742-1020 to Volunteer.**

**"Outgoing & energetic people are
needed
to get this picnic rolling!"**

Thank you!

**RSVP by June 20th
(561) 742-1020**

Citrus Glen's Multi Family Garage Sale

July 15th & 16th, 2006

**A permit must be pulled for each
household interested in having a
garage sale.**

**Each participating resident would
pay only \$5.00 for the permit
which we will get for you.**

**Last community garage sale was
a big success & it was nice meet-
ing people that were strolling
around the neighborhood.**

**"Your junk might be my treasure
&
mine might be yours!"**

**It's time to begin cleaning out the
attic, garage and closets to make
room for new treasures!**

**An ad will also be placed in the
newspaper.**

**Please call Paulette Martin at
(561) 742-1020 by July 1st if you
are interested in organizing &
participating.**

Thank you!