



# Orange Peel

CITRUS GLEN NEWSLETTER  
JUNE 2010

## President's Message

Summer has officially arrived and, in addition to the hurricanes, we now get to worry about the oil spill coming up the gulf stream to our beaches. However, so far, so good. Let's just hope for the best. Our grass looks like a golf course. Of course that's when it's been mowed. As I write this newsletter, the grass hasn't been mowed in over a week and I think it's about two feet high. It's sort of like living on the African Savannah, I think I saw a lion in my front yard. The gate has worked 29 out of the last 30 days (that may be a record). We completed the road repairs and replaced the fence at the end of Citrus Avenue. We've replaced some of the shrubs that didn't make it through the winter and are almost through with trimming our palm trees to remove the dead fronds which are both unsightly and also dangerous in the event of a windstorm. We have asked our landscaper to cut back the hardwood trees to the extent they touch or overhang our houses. If you have branches touching your house, please contact our property manager as soon as possible. We have a good relationship with our landscaper but he is very busy now since all his clients want their trees cut now that we are in hurricane season. He is also behind on his work schedule due to it raining almost every day. We are also attempting to remove some of our dead trees and also plant both new hardwood and palm trees. However the tree planting is probably not going to happen until the landscaper catches up on his tree trimming contracts. We might wait until after hurricane season as opposed to risk having our new trees damaged in the event of a windstorm.

**Citrus Glen Tree Removal Policy.** While I'm on the issue of trees, I think I should discuss our policy on the removal of trees. The Association frequently receives either requests or questions as to this issue. The bottom line is that we are attempting to protect our mature hardwood trees. We feel that these trees are an integral part of the appearance of our community. The Association has to approve any material change to the exterior appearance of your residence or the portion of your lot which is not fenced. Although your deed includes your front yard, our Covenants, which you agreed to when you purchased your house, makes your front yard "a common element" to be maintained by the Association. **You can not remove any trees without prior approval of the Association.**

Our policy on tree removal is an attempt to balance the concerns of individual homeowners with the overall welfare of the community. We allow, at the homeowner's expense, removal of the bottlebrush and black olive trees. Many of the bottlebrush trees are planted very close to the houses and these are often considered to be more of a bush than a tree. Although the black olive is a large and attractive shade tree, the Association recognizes the problems both we the Association and the homeowners have with this tree. The black olive seed pods contain tannic acid which creates difficult to remove stains on our driveways, walkways and sidewalks. Furthermore, the black olive tree has somewhat shallow roots and brittle limbs. The shallow roots sometimes create cracks in driveways and sidewalks. Both the shallow roots and the brittle limbs also increase the risk of damage to residences in the event of hurricanes. Most of the landscaping literature recommends that these trees not be planted close to personal residences. Although we will approve all requests to remove these trees, you still need to get prior approval. We want to confirm that the tree you are removing is actually a bottle brush or a black olive. We also need to replace the trees that are removed, either in your yard or elsewhere on our property.

However, except in special circumstances, we are not allowing the removal of our oak trees. These trees are indigenous to South Florida and are also considered to be windstorm resistant. If you have oak trees in your front yard, and there are large limbs overhanging your house which you feel might be a problem in the event of a hurricane, please contact the Association manager and we will have our landscaper cut the limbs back. If it

*appears that your oak tree has roots that may be damaging your driveway or sidewalk, again let us know and we think we can resolve the issue without killing or removing the tree. If your tree should damage your sewer or water lines, these can be rerouted. If you have to reroute your utilities lines, it will have to be at your expense but the Association can recommend contractors that have previously worked in our community. Hopefully any expense incurred by the homeowner will be offset in the long run by their savings on cooling their houses as a result of the shade provided by the trees. The Association can also provide some Joyce Kilmer poems and a reminder that the oak tree was probably already in your yard when you bought the house. The Association did not surreptitiously come into your front yard in the middle of the night and plant a 30 foot tree.*

**Compliance Issues.** *We are attempting to wind up the proposed violations from the A&E inspection of December 2009. We only had one unresolved violation from the prior year for which we were forced to file suit for enforcement with the Circuit Court. Hopefully we can resolve all of this year's issues. In addition to requesting injunctive relief with the Circuit Court, we are now going to start levying fines to obtain enforcement of our property maintenance rules. On June 1, 2010, Governor Crist signed SB 1196 (also referenced as the Distressed Condominium Relief Act). The new legislation is effective as of July 1, 2010. One item of significant impact to Citrus Glen is that the new law restores the Association's right to lien (and foreclose upon the lien) for fines levied by the Association. We intend to start fining for outstanding violations relating to the A&E inspections of December 2009. We originally requested approximately 180 homeowners to make some repair to their houses such as cleaning their roofs or painting their fences. We now have approximately 30 homeowners who still have not made the requested repairs. We are in the process of sending out certified letters to these homeowners informing them that they will be subject to a fine of \$1,000 for each proposed violation. If you are one of the homeowners who still has not made the requested repairs, please either make the repairs or otherwise try to resolve the issue with us.*

**Tax Tips.** *You still have until December 31, 2010 to take advantage of the 30 percent federal tax credit for the installation of qualifying energy efficient improvements to your home. The maximum credit limit is \$1,500 and the credit applies to energy saving improvements such as adding insulation, energy efficient doors and windows, energy-efficient heating and air conditioning systems, and certain qualifying metal roofs. This is an excellent opportunity to save money on the cost of an energy saving appliance such as a new air conditioner which will also save you more money on your future electric bills. Although impact resistant doors and windows are relatively expensive, most of these qualify for the energy credit, will substantially reduce the cost of air conditioning your house, and also increase the windstorm mitigation credit used in determining the premium on your homeowners' insurance policy.*

**Citrus Glen is our community.** *What is a "community"? A somewhat technical description of the sense of community is "the perception of similarity to others, an acknowledged interdependence with others, a willingness to maintain this interdependence by giving to or doing for others what one expects from them, and the feeling that one is part of a larger dependable and stable structure." What does this mean? I think this means that we share a common interest to live in a stable, safe, and attractive community. We depend on each other to follow our agreed upon rules which includes maintaining our homes and paying our assessments in the manner provided in our governing documents.*

*However, being part of a community is more than just following the rules. We all need to be involved in our community. Creating a sense of community includes interacting with the other members of the community and actively contributing to the improvement of our community. This may be as simple as waving or speaking to the other members of your community or picking up a piece of trash. It might include asking a stranger if they are a new resident or, if not, who are they visiting (this a posted community, we do not allow unauthorized visitors). It might include helping an elderly neighbor with painting their fence or cleaning their driveway. You might want to be more involved and consider serving on the Board or volunteering to join one of our committees. The point being is that the more each of us contributes to our community, the more we can expect in return. Our community is only what we make of it.*

Sincerely,

*Jim Taylor*

## QUALITY REPAIRS TO YOUR MAILBOX AND FENCE.

*Mailbox repairs done at a predetermined price from \$60 to clean, scrape, and repaint the mailbox and post to a maximum charge of \$178 for a new mailbox and post (painted and with post inset in cement).*

*Replace mailbox only for \$115 or the post only for \$103.*

**We guarantee that your mailbox and fence will be "Haze Gray."**

*Estimates also given for fence repairs at reasonable rates.*

**Juan Palacio**  
**JEP SERVICES, INC**  
6153 Whalton Street  
West Palm Beach, FL 33411  
**561-951-3814**

I live at 190 Citrus Trails Circle. Lawn man who works in our neighborhood cutting the back yards. I have had him for 6 months and he is doing a great job. He cuts the grass every week and is very reasonable and dependable. He replaces bushes if needed and cleans up and takes all the clippings away. The other neighbors who use him are quite pleased with his work.

His company name is A CUTTING HEDGE  
Telephone # is 561-351-9421

He is looking for more work in our neighborhood.

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

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

### 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.

## Meet your neighbor ...

### Let him take care of Pressure Cleaning and Painting

Johnny Under Pressure, Inc. is a resident of Citrus Glen

Visit his website at [Johnnyunderpressure.com](http://Johnnyunderpressure.com)  
151 Executive Circle - Mobile 561-317-5082  
office 1-888-301-9733

### LOOKING FOR DEPENDABLE AND AFFORDABLE POOL SERVICE?

FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED LOWEST PRICES.

SERVING PALM BEACH COUNTY LICENSED AND INSURED MONTHLY SERVICE AND REPAIRS  
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.

BRIAN MATHEWS OWNER/OPERATOR.  
561-523-3657.

### "PHOTOGRAPHER" (Citrus Glen Resident) Weddings & Special Events Family Portraits & more

Mention this ad for special rates

Call Paulette  
(561) 742-1020

### I live at 223 Citrus Trail and have a DOG WALKING BUSINESS.

#### KELLIE ADAMS

[www.A-Walk-in-the-Park.com](http://www.A-Walk-in-the-Park.com)

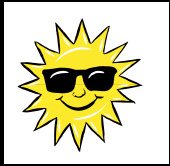
Work - 561.742.9965

Cell - 561.313.2010

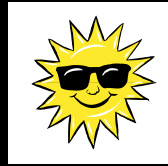
References available upon request

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](mailto:Bonnievalentino@yahoo.com) or 733-9302.





**JOIN US AT THE NEXT  
MONTHLY MEETING  
AND SEE THE FUN**



**WE ARE HAVING TOGETHER . . .**

**DON'T MISS IT!! • TUESDAY JUNE 29TH**

**Storm Preparation**

**BEFORE THE STORM**

- Develop an emergency plan including evacuation routes and special medical needs.
- Update your FPL account phone number at [www.FPL.com](http://www.FPL.com). This will expedite the response time to your phone call in the event of an outage.
- Turn off and unplug a TV set before lowering a TV antenna or satellite dish. Avoid power lines.
- Turn off and unplug any non-essential electrical equipment.
- In the event of a power outage, make sure you have a battery-operated radio, multiple flashlights, and a battery-operated fan along with extra batteries.
- Put important documents in a waterproof container. Visit [www.FPL.com/storm](http://www.FPL.com/storm)

**Weathering The Storm**

**DURING THE STORM**

If your electricity goes off —

- Freezer foods can last up to 3 days. They're safe to eat if they still have ice crystals at the center.
- Post a list of contents on your freezer to minimize the times you open it.

**AFTER THE STORM**

- Please be patient. Listen to your local radio news on a battery-powered radio for regular updates from FPL. Assume that FPL is aware of mass outages. However, if your neighbors have power and you don't, have your account number and call 1-800-4OUT-AGE.
- For your safety, please stay away from fallen wires, flooded areas, and debris.
- Please be careful to follow safe operating procedures for generators. Never run them inside your home.
- Visually inspect the area around your electricity meter (outside). If you detect or suspect any damage, call an electrician.

**Board and Working  
Committees and  
Activities During 2010**

**BOARD OF DIRECTORS**

- Jim Taylor, *President*
- Barbara Muse, *Vice President*
- Flavio Franco, *Treasurer*
- Alan Neulander, *Secretary*
- Bob Moreno, *Director*

**A&E**

- Alan Neulander, *Board Liaison*
- Dick Heinick, *Chairman*
- Joe Eichenlaub
- Marilyn Kelly
- Tapio Salin
- Monique

**Landscaping**

- Jim Taylor, *Board Liaison*
- Teresa Moreno, *Chairperson*
- Alan Mathews
- Elaine Mathews
- Bettina Miles

**Technology**

- Jim Taylor, *Board Liaison*
- Bob Moreno, *Chairman*

**Fine**

- Jim Taylor, *Board Liaison*
- Bonnie Valentino, *Chairperson*
- Kalil Shalhoub
- Mike Kirby
- Chris Aramondi
- Marilyn Kelly

**Orange Peel Distribution Team**

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

**OTHER FUNCTIONS**

- Welcome Interview/  
Clubhouse Activities**
- Inez Guglielmo

**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.**

