



Orange Peel

CITRUS GLEN NEWSLETTER

JUNE 2011

President's Message

Hurricanes. We are now officially in the hurricane season. Although most of our hurricanes occur in August and September, we all need to start thinking about the possibility of a hurricane (or hurricanes). The National Hurricane Center is predicting an active hurricane season in 2011. Of course that's what they predicted for the last five years when we had no hurricanes. However, we have had hurricanes in the past and we will have them again in the future. Everyone needs to look at their homes and think about what they can do to protect their property. We also need to think about what we would do if we lost electricity for four or five days.

The Drought Continues. Although we are now starting to get the afternoon thunderstorms, we are still experiencing a record setting drought. According to the newspaper, as of the current date, we have received only about six inches of rain in 2011. We normally average about 22 inches of rain in the same period. Our lakes look terrible and we continue to worry about our irrigation pumps. We get our irrigation water from the lakes. As the water level falls, the pump intakes get closer to the bottom and the existing water has a greater level of sediment and other particulate matter, both of which increase the possibility of pump failures. Hopefully the water levels will increase with the start of our "rainy" season.

Financial Update. Our finances have improved somewhat. As of May 31, we have an operating surplus of \$7,581 for the current fiscal year. We also have a tentative settlement with Comcast wherein we will stop contesting the November 2010 and January 2011 price increases and Comcast will pay us "compensation" of \$25,000. The net effect is that the price increases are deferred to 2012. If the Comcast settlement goes through, this should allow us to operate within our budget for 2011. The 2011 budget included increasing our net equity to an amount equal to or exceeding one month's operating expenses. The significance of this is that we would no longer be funding day to day operations with amounts set aside for our reserve accounts. We shouldn't be borrowing from the reserve accounts, this money is set aside for large dollar nonrecurring items such as repaving our streets. It is not "reserved" if we are using it for day to day operations. This may also be our best opportunity to increase our equity to the minimum needed amount. The 2012 budget will require a substantial increase in the monthly Association fees to cover the new cablevision fees and our service providers will be pushing back as to the fee cuts we have negotiated in the last couple of years. To minimize the monthly fee increase, we probably will not be able to budget much of an operating surplus in 2012 and subsequent years.

Our Accounts Receivable as of May 31 were \$33,504 which was about \$1,000 less than the Accounts Receivable at 12/31/10 which is good news. We have to be very diligent about staying on top of our delinquent accounts. The older and larger a delinquent account becomes, the less likely it is that we will collect. In June we had a collection on one of our larger delinquent accounts when the house was sold. However, we have three delinquent accounts which represent about two-thirds of our total delinquent accounts. HSBC has just taken title to one of these properties with an accrued delinquency of almost \$7,000 and is in the process of evicting the occupants. The occupants never made a single payment to either us or the bank in the more than three years that they lived at Citrus Glen. After the occupants are evicted and the property cleaned up, the bank will sell the house and we will receive either a partial payment, or possibly a full payment, of the accrued amounts. Also, with a new owner, this account will return to paying status.

We have also had maintenance issues with this property and will also be in a better position to enforce our protective covenants.

Comcast. As I previously indicated, we have a tentative settlement with Comcast. I'm not real happy about this, if it would have been simply my decision, I would have sued them for breach of contract. However, this might have been expensive and time consuming. I didn't feel like I had much support from either the community or the Board to continue this dispute. We were paying Comcast about \$25 a month per homeowner for basic cable in 2010. As of January 1, 2012, this will increase to \$40 a month and our 2012 monthly assessments will have to be increased by a like amount. We are also supposed to be "upgraded" to digital at some time early in 2012. Although this will add some complexity to our service, I think most people will like the two way boxes which will be provided at no additional charge by Comcast. In addition to a few additional channels, this will also allow "on demand" access to many types of programming including popular network programming (you will be able to watch "Dancing with the Stars" at your convenience).

As I indicated, the settlement with Comcast is "tentative." They gave us a written term sheet and I accepted the terms. However, that was over a month ago and I still haven't received the contract. We are now paying them the amount billed and I am not sure if they have much incentive to follow up on their promises. If I don't get the contract promised in the "term sheet," I still plan on asking the Board to allow me to sue Comcast.

Citrus Glen Directory. Paulette Martin is closing the books on updates to the community directory. If you have any requested changes, you need to get them to Paulette at photo220@bellsouth.net. If Paulette doesn't receive anything from you, the information from the prior directory will simply roll over into the new directory.

Pick up after your dog. Is there actually anyone in Citrus Glen who doesn't know that it is against both our rules and the Boynton Beach statutes to let your dog run loose or to not clean up after your pet? The only way we can enforce these rules is that the owners observing the violations will have to identify the dog and the owner and to sign an affidavit (we need a minimum of two affidavits).

The Spa is closed. One of the pumps has failed. We are delaying the pump replacement due to a recent change in the Florida Statutes. The recent session of the Florida Legislature modified the Virginia Graeme Baker statute which was originally passed in 2008 due to a child dying from injuries resulting from being trapped in the suction drain of a spa. The original act would have required all pool and spa drains to be gravity drains. We had until April 2012 to make the modifications to our spa. Our property manager estimated that it might cost as much as \$15,000 to add a collector tank (which is probably more than a new spa would cost). However, assuming the new law becomes effective on July 1st, we will now be allowed to use either a vacuum release system or an automatic shut off system. These modifications will cost approximately \$3,400 which is a lot less than we had planned on spending. However, the new code compliant equipment is back ordered and might take over a month to acquire. We don't want to spend the money to buy a replacement pump and then throw it away when we get the new code compliant pumps. Yesterday's high temperature was 98 degrees which was a record for that day of the year. Maybe doing without a "hot tub" for a few weeks is not too much of a sacrifice.

Landscaping Update. Within the next 30 days we are going to start replacing some of plants that didn't make it through the winter and adding some new landscaping. We don't have anything major planned but, if you notice new plants in your yard, please water them as often as you can for approximately two weeks. If they are not "watered in" they will die.

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

**VERY IMPORTANT -
CITRUS GLEN RESIDENT
DIRECTORY UPDATE
FINAL NOTICE**

It's that time of year to update our Citrus Glen Directory.

Please email the information below to
Paulette Martin (photo220@bellsouth.net) or
drop off this slip to the Citrus Glen Clubhouse as soon
as possible so we don't miss updating your residence.

If you have a renter, please provide their information
as well. I apologize for anyone that was not updated
in the last directory so this is your chance
to make it happen NOW!!!

This is what I need:

Address _____

LOT Number _____

Name _____

Wife/partner _____

Telephone Number _____

Email _____

Renter's Name _____

Renter's Telephone Number _____

Paulette Martin Citrus Glen Resident

**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.

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

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

Meet your neighbor ...

Let him take care of

**IF YOU OWN A BUSINESS OR KNOW SOMEONE THAT DOES,
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AND TEXTING PROGRAMS. **(561) 706-5162**

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

**STEVE KAUZLICK Account Manager
ATLANTICARE NURSING SERVICES, INC.**

www.atlanticarenursing.com
14000 S. Military Trail, Suite #108
Delray Beach FL 33484
Cell: (561) 389-4348 Office (561) 637-4242
Fax: (561) 637-4290 License# NR30211080
skauzlick@atlanticarenursing.com

"PHOTOGRAPHER"

(Citrus Glen Resident)

**Weddings & Special Events
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Mention this ad for special rates
Call Paulette (561) 742-1020

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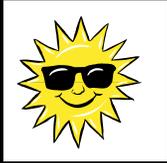
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**Please give your guests a card to get in the
gate. It is only \$10.00 and will save
the gate from breaking permanently
for the other homeowners.**

JOIN US AT THE NEXT MONTHLY
MEETING AND SEE THE FUN
WE ARE HAVING TOGETHER



DON'T MISS IT!!
TUESDAY
JUNE 27 TH



How to save on water heating costs

By Energy Expert

Asked: April 4, 2011 by Patricia S., Pompano Beach

My neighbor swears that turning the water heater off and only turning it on when you need it is more cost efficient than leaving it on all the time.

Is this true?

Water heater tanks are well insulated, but on average about 10 percent of heat does leak out. Since the typical FPL customer spends less than \$20 a month on water heating, the extra energy used to keep the water hot day and night is about \$2 per month.

You can reduce that lost energy by turning on the water heater a half hour before you need hot water, and then shutting it off just before you start using hot water. If you wait until afterward, the water heater will heat the full tank of water just to sit in the tank losing heat again.

While you could automate this with a timer, it could take years to recover the purchase and installation costs. A better idea is to reduce heat loss by purchasing a water heater blanket for under \$25 or a kit to insulate the pipes from the water heater to the wall for under \$5. These measures could save you about 6 percent on your annual water heating costs.

Visit www.FPL.com/house to learn where your energy dollars are going and how to save.

Posted in: Ask the Expert, Energy Efficiency, Featured Posts

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
Currently For Sale	3	\$182,000	\$199,500
		• Average Days on Market 194	
		• The lowest priced properties is a short sale	
Under Contract	8	\$150,000	\$215,000
		• Average Days on Market 127	
		• 4 are short sales	
Sold Past 6 months	3	\$135,000	\$185,000
		• Average Days on Market 147	
		• 1 short sale – 1 bank owned – one 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**

BOARD OF DIRECTORS

Jim Taylor, *President*
Barbara Muse, *Vice President*
Carolyn Hall, *Treasurer*
Alan Neulander, *Secretary*
Bob Moreno, *Director*

**Architectural Advisory
Committee**

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Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

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Pris Neulander, *Chairperson*
Marilyn Kelly
Arlene Aslanian

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Bob Moreno, *Chairman*
Gerald Lindstrom

Fines Committee

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Bonnie Valentino, *Chairperson*
Kalil Shalhoub
Mike Kirby
Chris Aramondi
Marilyn Kelly

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