



Orange Peel

CITRUS GLEN NEWSLETTER

JUNE 2012

President's Message

July is going to be an "exciting" month here at Citrus Glen! By now everyone should have received your Voting Proxies for the upcoming vote for the Virtual Gate Guard System. I have had an overwhelming positive response to this newly proposed system and look forward to the upcoming vote and meeting on July 17, 2012 at 7:30pm. I have had multiple residents ask me some great questions and those questions have been posted on the Citrus Glen Web Site. You can access these questions and also learn more about the Envera Virtual Gate Guard System by going to www.Citrusglen.org and clicking on "Virtual Gate Guard". If you don't have access to the internet, don't be concerned. Keep an eye on your Mailbox Tube during the first week of July and we will be distributing this information via flyers and delivering it to your mailbox tube along with all of the pertinent details that we have listed on the web site.

Whether you want this system or don't want this system, VOTE! With our new voting guidelines only those people who vote will have a say as to whether this vote is approved or not.

If you already have all of the information you need to make a decision, please complete your proxy and turn it into the office. I was just at the office this morning and have noticed we are already receiving votes. That is great news! If you still have questions you can either contact myself, Chris Aromandi or Scott at the phone numbers that were included with your voting proxies and we will be glad to answer them. The other option is to attend the meeting on July 17, 2012 at 7:30pm where we will have Mike from Envera doing a complete presentation and answering questions. Once the Q&A session is over we will be conducting a vote for anyone who still needs to vote and the votes will be tallied at the meeting and the decision will be announced. It is going to be an exciting evening. Please plan to be there even if you have already voted.

It's Party Time! The First Annual Fourth of July Picnic is just right around the corner. Thanks to Steve and Judy of 190 Citrus Trails Circle and John and Diane of 192 Citrus Trails Circle, they came up with the idea and are putting together a 4th of July party. See more details further in the newsletter. I was very excited to hear that a few of our residents felt inspired to take on the task of throwing this party for the community. This party is at No Cost to the community and no community funds are being used for this event. All you have to do to attend is bring a dish. Just like the way we used to do it, neighbors getting together, cooking up their specialties, grilling out and having a good time, together. We have a great community with some awesome residents. Let's all get out there and have a great time and be neighbors. Make it a point to meet at least 2 New People that you have never talked to before. Please contact Judy or Diane at the phone numbers listed or via e-mail at: July4thPicnic@Citrusglen.org and let them know what you will be bringing and how many will be attending. Let's pray to the weather gods for a Beautiful Day!

Speaking of Weather, Hurricane Season has begun! After a very soggy weekend from Tropical Storm Debby, we can tell that Hurricane Season has announced that it is here. We received an amazing 5 inches of rain in one day and the storm wasn't even over us. This shows us how we need to be prepared for whatever mother nature decides to throw at us. Some people say: "Oh, it is just a Tropical Storm". As several people learned in a town North of Sebastian this weekend, Tropical Storms can be deadly due to the Tornadoes they spawn. Like I mentioned in last month's newsletter, NOW is the time to check your supplies and make sure you are prepared. Don't let your guard down, make sure you have your weather radios and/or TV's ready and charged up, food and water supplies, First Aid Kit stocked, etc. I am hoping to create a page on the web site dedicated just to this topic to help provide an additional resource for our residents to turn to. Keep checking the web site and I will do my best to get this page up and running in the next few weeks. In the mean time, don't wait for me, you can pick up your Hurricane Survival Guides at Publix and start making sure you are ready.

Tree Trimming: Quick update- As we all know it has been a very rainy month and C&F has gotten a good start on our community in spite of the rain. However, as you can imagine being in the landscaping business, it has put them behind schedule. They still have app. 2 weeks left to finish, so for those of you who have not yet had your trees trimmed, they will be coming around soon.

That's it for now! Be Safe and have a Happy and Healthy month!

Bob Foster CGPresident@Comcast.net

Please Join Us:

Our First Annual
Citrus Glen Community

4th of July Picnic !

Wednesday, July 4th ** 4:00 til 8:00 pm ** at the Club House

This is a "Pot Luck" picnic so there will be NO Charge !
You must bring a dish to partake!

Please bring your own folding chairs, beverages & a dish to share with everyone else....some suggestions:

Fruit salad	baked beans	watermelon
Potato salad	veggie dip	cookies
Cole slaw	casseroles	cupcakes
Chicken salad	Sausage & peppers	jello

Or your favorite picnic dish, side dish or dessert !

190 & 192 Citrus Trail Circle are starting the signup sheet by bringing hotdogs, hamburgers, paper plates, cups & eating utensils.

* * * * **RSVP!!** * * * *

SPACE IS LIMITED so please call Diane or Judy by Friday June 29 and let us know what dish you are bringing & how many will be in your party.

Diane 561-509-8696

Judy 954-789-9099

Or E-mail us at July4thPicnic@CitrusGlen.org

To ensure everybody's safety & enjoyment parents must remain with and be responsible for their own children at all times.

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!

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.
Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price
Currently For Sale	5	\$159,000	\$199,000
	• Average Days on Market 120 • 1 bank owned		
Under Contract	6	\$175,000	\$214,999
	Average Days on Market 99 • 3 are short sales		
Sold Past 6 Months			
List Price	9	\$157,900	\$215,000
Sold Price		\$159,219	\$220,000
	• Average Days on Market 98 • 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...*

IMPACT PAINTING INC

Residential Painting Specialists
561-613-8865
 Licensed Bonded Insured Free Estimates
 7 Days A Week! PB Lic# U-21237

Marlene Klraly
Coldwell Banker
Residential Real Estate
Your neighborhood Realtor
Looking to buy or sell
call me 561-889-6009

"PHOTOGRAPHER"

(Citrus Glen Resident)
Weddings & Special Events
Family Portraits & more
 Mention this ad for special rates
Call Paulette (561) 742-1020

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.

“LIFE” SAVING TIP:

Life Saving Tip: Every year we are told to check the batteries in our Smoke Detectors. I have learned recently that Smoke Detectors should be “REPLACED” every 7-10 years. That’s right, not just replace the battery but replace the entire smoke detector unit.

Here are some personal recommendations:

- A) If you have a home with the original smoke detectors, you need to replace them with new.
- B) They make units that run on Electricity and have back-up batteries and they also have units that run on batteries alone. My recommendation is to go with the ones that run on Electricity and have back-up batteries. This will give you the best protection.
- C) Since you are replacing your unit anyway, I recommend you replace it with a Combination Smoke Detector and Carbon Monoxide Detector. It will cost you a few dollars more but it will provide you with added protection. This is especially important if you plan on using a Generator for power outages as they can fill your home with Carbon Monoxide in a matter of minutes if not placed outside in the correct location. Even if you don’t have a Generator, this type of detector is still a great investment to provide you with protection from a gas that you cannot see or smell. **Quick and True Story-** I have first hand knowledge from this as I accidentally filled my home one day with Carbon Monoxide when using our Pressure Cleaner. Due to the direction of the wind it filled my home with this deadly gas. My wife was taking a nap and the effects had already started to take place on her. Had we have not had the Combination Smoke Detector and Carbon Monoxide Detectors in our home, she probably wouldn’t be here today to remind about the time I “almost” killed her. These types of units run app. \$50.00ea. plus installation. They can be purchased from places like Home Depot or Lowes or Online.
- D) Installation- For your safety, the replacement of these units should be done by a licensed electrician. Scott, our property manager can refer one to you if you are in need of one.

Disclaimer: Please note that this is only a individual recommendation based on my own experience. This is not an endorsement of any provider by the Association. We encourage you to please verify licensing and insurance coverage and other references before you contract with any provider to perform work for you. The recommendations do not imply a guarantee of any kind.

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



JOIN US AT THE NEXT
MONTHLY MEETING
DON'T MISS IT!! TUESDAY JUNE 26 TH



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