



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
June 2017

Where's my copy of the "Orange Peel"?

Don't forget, current editions and past editions of the Orange Peel can always be found on the Citrus Glen Web site. Once they are completed by the President, they are immediately placed on the web site. Simply go to: www.Citrusglen.org and click on "Orange Peel" on the left side of the page.

Since everyone has Internet Connectivity as a part of the communities Comcast contract, the Board of Directors made a decision that we would no longer need to publish the Orange Peel in paper copy.

We have requested numerous times in the past that if a resident wants to be placed on the Master E-mail list and receive such items as Meeting Notices, the Orange Peel delivered right to your e-mail, etc., simply e-mail the President and request that you are added to the Master E-mail list. Out of respect for your privacy, we will not place anyone on the e-mail list unless they request us to do so. Your information will not be shared or sold. This is just simply a way for your community to keep you in touch with various items happening in your community.

Remember, all you need to do is to please send an email to "**President@Citrusglen.org**", provide us with the e-mail address you wish to be contacted at along with your name and street address. We will then add your name to the list and will update your information to be included in any future email notices. Please remember, if you don't receive an email from us within 7 days after submitting your request, please check your SPAM and/or Junk folders. If you are finding the e-mails from the community in your "SPAM" or "Junk" folders, please make sure you add the following addresses to your contact list: DoNotReply@Citrusglen.org and also add President@Citrusglen.org. All we can do is send it, we can't control how your e-mail handles communications from the association. **IT'S IMPORTANT THAT YOU GET NOTICES AND INFORMATION PERTAINENT TO THE NEIGHBORHOOD AND YOUR SAFETY. WE HOPE EVERYONE PARTICIPATES.**

Hurricane Season is upon us

June 1st is the official beginning of Hurricane Season. Preparation is the key to survival of any storm. Now is the time to prepare your supplies including bottled water and check all your generators, batteries, flashlights, shutters and make sure they are all in good working condition. Also, do you have an evacuation plan? If not, don't wait until the last minute to find out where the shelter nearest to you is located. There are many resources online to assist with this along with additional information on the Citrus Glen Web Site. Never depend on just one source, research your topic and make sure you have the most accurate information possible. Shopping for water and other essentials that will sustain you for survival for a 3 day minimum is highly recommended. I suggest preparing for at least 2 weeks. Check with local supermarkets as they have hurricane preparedness guides. Any concerns about the water levels and lakes will be handled through the office manager in coordination with the LWDD. Remember, we cannot open the flood control valve until we are given permission to do so by the LWDD. Doing so, could end up causing our community to flood instead of eliminating the problem.

Fun Time, Summer Time

School is out for the summer, which means a larger number of children will be out and about in our neighborhood. Please be vigilant of their presence and don't expect them to do what is expected from an adult. Please obey the speed limit in the neighborhood. Observe all stop signs. Parents, please remember that ATV's and other motorized vehicles that are not legally registered as a street vehicle, are not permitted to be operated on the streets. Please be vigilant of your children when they

ride their bicycles in the street as well. We don't want anyone getting hurt so please take a extra few seconds when driving in the community to watch out for any individuals who may not be aware of your presence.

House Keeping Issues

I need to remind many residents that you are in violation of the Trash days. Trash days are Mondays and Thursdays. Your trash is to be put out curbside no earlier than 6:00 pm on the night before (Sundays and Wednesdays). Just because you or your landscaper does tree trimming on Friday, it does not mean you can set your trimmings out at the curb. Just because you are replacing your old fence on Saturday, does not mean you can put the old one at the curb. Let's be mindful and respectful of our neighbors and not leave trash out beyond the permitted times. I get comments all the time relating to the placement of trash on the curbs. Don't forget to place your trash containers out of sight by the end of the day it was picked up. Neighbors, if you see your neighbor doing this, please call the City of Boynton Beach Waste Compliance Officer at 561-742-6202. They will come out and fine the neighbor a special pick up fee of at least \$50.00. We don't want to drive through the neighborhood and see trash everywhere for extended periods of time. If you are guilty of letting your landscaper placing trimmings at the curb, it might be more cost effective to pay that landscaper to haul the trimmings away. Code enforcement starts at \$50.00 per pick up, but I am sure that if they are contacted and have to make several trips to any address on a number of occasions, the fines will be increased or they will write violations for continuing to place trash at the curb. Please make every effort to maintain the neighborhoods appearance and property values.

Boynton Beach Police Patrols

As many of you may know, the association has contracted the Boynton Beach Police Department to perform 3 hour details in our community, multiple times each month. These details will be completed at different times of the day and night. The purpose is to make the police presence obvious to any criminal helping to deter any criminal activity and to help make Citrus Glen a safer place for all. The Police can and will write warnings and/or tickets for any violations. Additionally, they have full legal powers as if they were on the job. Hopefully, you will make an extra effort to stop at the intersections and obey the stop signs, making our neighborhood a safer place for all. We still have nightly patrols for street parking violations. If you suddenly find your vehicle missing that you left parked in the street the night before, please call Blakes Towing at 561-737-3303. Please take personal responsibility for violation of the rules and regulations. We did not illegally park your car nor did Blakes Towing.

RFID Stickers for Front "Residents" Gate

The implementation of the ENVERA RFID stickers was a success and as usual there were a few residents that didn't adhere to the signs or notices. We are getting messages from time to time about replacement or RFID stickers not working after they were working for some time, then stopped. If you or your family encounter one of these situations, please call ENVERA at 877-936-8372 and have all your sticker identification numbers ready and explain to them that they are not working. If you need a replacement sticker due to the installation of a new windshield or purchase of a new car, you can come to Clubhouse office on either Tuesday or Thursday mornings between 9-11 am. Scott, our property manager will issue you a new sticker and help activate it.

Tailgating is still an issue, especially since the new system has been installed. Please advise your guests not to do this. The current cost of a broken gate arm is in excess of \$900. You will be held responsible and will be billed for any guest that failed to go through the visitors lane and/or causes any damage to the gate arm or operator

Crime and safety is everyone's responsibility

Over the past few months there has been a continuation of vehicle break-ins. For the most part, they were crimes of opportunity where a resident left their car unlocked with valuables inside. Additionally, we had two cars stolen from the community. The rash of burglaries is not exclusive to Citrus Glen as it has been happening in nearby neighborhoods as well. A reminder, you are responsible for securing your vehicles and garage door (and garage door openers left in vehicles). If possible, please use the "Lock" switch on your inside garage door to deactivate the opener left in the car. If you are unsure how to do this, contact the manufacturer of your door operator and have them explain how to do this. Don't forget to lock

your house door that leads from the Garage to inside the house to prevent any entry by criminals. We had one case recently that the criminal entered the residence through a partially opened garage door, walked into the house as the door was unlocked and found where the resident kept their keys, they opened the garage door and stole their vehicle. Consider installation of an alarm system and/or cameras for thwarting off the criminals. "Ring" (www.Ring.com) doorbells are becoming popular and can easily be hooked up to the front door bells with minimal experience and can be activated to notify you when someone is at the door, whether you are home or not, and can be set to "motion" activation. Just like the Police and Homeland Security advise the public, SEE SOMETHING, SAY SOMETHING. REPORT IT. It's better to be safe than sorry or regret that you saw something and didn't report it. Any suspicious persons should be reported immediately. CALL 911 if necessary. Safety comes in numbers, and since there are 195 homes in Citrus Glen, means that there is typically a minimum of 400 residents that can be watching our neighbors and neighborhood. This was very common years ago and this is something we all need to get back to, watching out for neighbors and our community and not just ourselves.

Gym equipment "Temporarily "out of order

Recently the elliptical machine was damaged and needed to be serviced. The part has been order and has been on back order for over a month. I keep calling and inquiring about when they expect the part, but no avail as of the date of this publication.

Pool "Temporary" Closing in June

The clubhouse pool is closed again for the treatment of "black algae" during the week of 6/6/2017. The pool service contractor will be "shocking" the water with chemicals to resolve the issue. We will make every effort to re-open it as soon as possible.

Don't forget to observe the rules when you use the Clubhouse Pool and RESPECT the other guest at the pool. No loud music. No cigar smoking in the pool. Use the side entrances to access the restrooms and don't walk through the Clubhouse in wet bathing suits or especially with wet feet. Not only will this increase your chances of slipping and falling, it will also increase the chances of people using the Clubhouse.

Please lower the umbrellas after you use them. As the storm season is upon us, sudden storms and/or wind gusts will damage any umbrellas left open. Remember, we all are responsible for the repair/replacement of this equipment when it happens. These funds come out of "ALL" of our pockets.

Volunteers needed

If any residents are interested in volunteering for either the Landscape Committee or serving on a Fining Committee, please send me an e-mail and let me know. Please include your information and send your e-mail to: President@Citrusglen.org

An "IMPORTANT" Reminder!

It is very important that we are able to easily communicate with our residents. Please don't forget to e-mail us requesting your e-mail address be placed on the Master E-mail list. If you are not already receiving community e-mails, we really hope you will request to have your e-mail address added to our Master E-mail Distribution list. Don't forget to include your Name, Street Address and the e-mail address you want us to use to contact you. Once we get this information, we will send you a confirmation e-mail within 7 days. Please send your request to: President@Citrusglen.org Please follow the guidelines above regarding the adding of certain e-mail addresses to your contact list to help prevent our e-mails ending up in your SPAM or Junk folder.

Have a safe and enjoyable summer.

Sincerely,

Jill Connolly

HOA President
Executive Estates of Boynton Beach Homeowners Association, Inc.

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

MLS Status as of June 2017

3 Properties For Sale in Our Community

List Price \$330,000 – 3Br/2Bath

List Price Reduced \$355,000 – 3Br/2Bath

List Price Increased \$354,999 – 3Br/3Bath

3 Properties in Contract:

List Price \$310,000 – 3Br/2Bath

List Price \$325,000 – 3BR/3Bath/Pool

List Price \$359,000 – 3BR/3Bath/Pool

5 Homes Sold in the Past 6 Months through MLS:

Sold May 19th for \$255,000 – 3Br/2Bath (orig. list \$292,500)

Sold April 24th for \$282,000 – (Bank Owned) 3Br/3Bath (orig. list \$282,000)

Sold March 31st for \$295,000 – 4Br/2Bath/Pool (orig. list \$330,000)

Sold February 28th for \$315,000 – 3BR/2Bath/Pool (orig. list \$324,900)

Sold January 23rd for \$290,000 – 3BR/2Bath (orig. list \$329,900)

Summer's Dream Real Estate llc

Judy Angelovich, Broker,

Realtor, Citrus Glen Resident

~ 19 Years Experience Working with Buyers & Sellers ~

~ Thinking of buying or selling? ~

~ Call me with any real estate questions you may have. ~

(954)789-9099

SummersDreamRealEstate@gmail.com

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561-733-5550

Web Site: www.Citrusglen.org