



Orange Peel

CITRUS GLEN NEWSLETTER
MARCH 2011

President's Message

Spring is here although winter is probably the nicest season in South Florida. Right now the days are beautiful. We have lots of sunshine, it is pleasant in the daytime and cool enough at night to open the windows. Although it's a great time to be outside, the continuing drought is having a negative impact on the appearance of our lakes as they get lower and lower. April is also typically a dry month. Hopefully our irrigation system will hold out until the rain starts again in May. We're still thinking about drilling a well to help with the lake levels but this has both advantages and disadvantages. I'm going to ask the Board to make a decision on this at the next meeting.

Financial Issues. I have some good news and some bad news (mostly the latter). The good news is our Accounts Receivable has decreased by approximately \$4,000 since December 31. We are aggressively following up on our delinquent accounts and trying to expedite the bank actions on the vacant houses being foreclosed. When the bank sells a foreclosed house, we get 12 months HOA fees from the foreclosure period plus the months from the time the bank took title to the date the bank sells the house. We also normally get reimbursed for the cost of filing our protective lien.

The bad news is that we have an approximately \$3,000 operating deficit as of February 28. This is due to increased legal fees and a disputed increase in the monthly charge from Comcast for basic cable. The legal fees relate to collection and compliance issues. We are trying to closely monitor the legal fees but most of this is unavoidable if we are going to keep our Accounts Receivable under control and enforce the protective covenants in our documents.

Our biggest financial hurdle is with Comcast. Subsequent to adopting our 2011 budget, Comcast raised our monthly rate by approximately \$2,000. We've asked our attorney to help us with this since we think the increase is in excess of the amount allowed under our contract. As of the moment, we are not paying Comcast. Hopefully we can get the rate increase at least partially rescinded. Although we are currently withholding payment to Comcast, we are still accruing the billed amounts until the dispute is resolved. I think this is the most conservative and responsible manner to report this matter on our financial statements. Nationwide, cable rates for all cable providers have increased about 135 percent in the last 15 years as compared with the approximate 40 percent increase in the Consumer Price Index. With AT&T now in cable business, and the satellite companies, I think homeowners have many more choices than they did in 1991 when our documents were amended to allow the HOA to provide basic cable to every house. I would like for the HOA to just get out of cable business and let each individual homeowner decide what communications services they want and who they want to provide these services. However, since we have a long term contract with Comcast, I'm not sure if that is going to happen in the near future.

Although we don't know how the dispute with Comcast is going to work out, we are looking for some way to reduce our 2011 budgeted expenses by approximately \$10,000 to \$12,000. I don't want the Association to operate at a deficit in any year and particularly not one in which I am the president. We have budgeted \$132,600 for landscaping in 2011 including \$46,000 in discretionary additional cost items such as tree trimming, mulching, irrigation repair, fertilizing, herbicides, pesticides, and replacement of trees and shrubs. There has to be somewhere in this amount that we can find some way to save some money.

New HOA Documents. Our Documents Committee continues to work on revising our documents. I worry about this sometimes. I've been sued by a condominium board before. The whole process was very unfair and I'm still upset about it. I worry that the document revisions might just be all about creating a myriad of new and unnecessary rules, with unfair enforcement procedures, to be administered at some future date by a

dictatorial and vindictive board. Whenever my paranoia starts to get to me, I go talk with the Bob Foster, the Committee Chairperson. We're fortunate to have someone like Bob and the other committee members, who have given up so much of their time trying to listen to concerns of every resident and find a way to make our new documents both more efficient for the HOA and more fair for the individual owners.

We do need update our documents. With all the amendments, and amendments to amendments, it takes me half an hour to every find anything and I work with the documents almost daily. Some of the current rules do not reflect community standards. I can imagine the hostile reaction we would get if we enforced the rule that prohibits the walking of dogs on Association property. Bob hopes to complete the document revision by the end of April and I'm sure all of us will be satisfied with the end product.

The new directory. We are in the process of updating our owner directory. Please see the form on the back page. If you need to update your information, or you are a new resident, please send your information to Paulette so that we can complete this project.

Landscaping Notes. The impatiens we planted in November are holding up really well. Hopefully they will last into May before it gets too hot for them. I have asked the landscaper to apply "weed and feed" to our grass and I assume this will help with the dollar weed we are all seeing in our yards.

As you've probably noticed, we're struggling with another drought. As of the current date, we've only had about one third of the amount of rain we normally get during this time period. We don't anticipate much more rain until May. Hopefully our overtaxed irrigation system can get us through. The cold weather of December and January, and the continued drought, has damaged many of our plants and trees. Most of the damaged plants and trees will hopefully recover with the warmer and wetter summer weather. We're going to wait until late May or June to determine what needs to be replaced and then do all the homes at the same time. If we plant anything before then, there is a good chance that it will die due to the lack of water. New plants need to be watered almost every day for a couple of weeks. Our irrigation system doesn't cover every part of every yard and the sprinklers in each yard are currently only run three times a week and we will probably be going to twice a week under the new drought restrictions. We will be checking the community but please let us know if you think there is something specific to your yard that we should evaluate.

That's not really your front yard. The declaration filed on July 05, 1988 with the Palm Beach County Clerk of Court, Book # 5726, page #592, makes your front yards common property owned by the Association. Regardless of how your deed reads, you agreed to the following when you requested approval to live in our community. Clause one at page one, reads as follows:

1. All of the land described in Schedule "A" less all of the land shown thereon as being Single Family Homes and fenced in rear and side yards as built by Developer, shall be known as common property. Such common property shall consist of front yards, perimeter walls, the roadways, parking areas, and all unimproved areas. This common property will be owned by Executive Estates of Boynton Beach Homeowners Association, Inc., a corporation not for profit organized under the laws of the State of Florida, hereinafter referred to as the Association.

What this means is that all the land in Citrus Glen, with the exception of the land on which your house is built, and your fenced in side and rear yards, are common property considered to be owned by the Association. This is why we maintain the front yards and why you need permission to make any changes in the front yards. This is also why the Association has to get permission from the city to remove any trees and why we do not allow the removal of any oak trees unless there is some major threat to a nearby residence. We do allow removal of the bottle brush and black olive trees but you will probably have to replace a black olive with a live oak.

Other Items. We are planning on asking the Boynton Beach Police to patrol our community. I think we would benefit from the additional security. However, they might also do traffic enforcement which includes issuing tickets for stop sign and speeding violations on Citrus Glen Drive. I think that is a good thing but some of us will need to rethink the "rolling stops" at our stop signs. I think the city will also be enforcing parking as it is referenced in the city municipal code. That would include issuing parking tickets for things like blocking a sidewalk. That's all for March. Next month I can start complaining about the heat and start to worry about the next hurricane season.

Sincerely,
Jim Taylor

VERY IMPORTANT - CITRUS GLEN RESIDENT DIRECTORY UPDATE

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

**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.**

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.

***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 ...

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rus Glen Visit his website at
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AND SEE THE FUN
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**TUESDAY
MARCH 29TH**



12 THINGS YOUR BURGLAR WON'T TELL YOU:

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..
5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jeweler. It's not a bad idea to put motion detectors up there too.
8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't open the door unless you are expecting someone and don't take me up on it.)
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
11. Here's a helpful hint: I almost never go into kids' rooms.
12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

Muse News on Real Estate!

"Don't wait to buy but buy and wait." Interest rates are still below 5% with good credit and prices have never been better for buyers.

For sellers, we are seeing a reduction on inventory but short sales and foreclosures are still impacting pricing negatively.

Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price
Currently For Sale	7	\$170,000	\$219,900
		• Average Days on Market 106	
		• The lowest priced properties is a short sale	
Under Contract	3	\$150,000	\$229,000
		• Average Days on Market 162	
		• 2 are short sales	
Sold Past 6 months	3	\$135,000	\$185,000
		• Average Days on Market 147	
		• 1 short sale - 1 bank owned - one owner	
		• All closed in the past month	

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, *Assistant Secretary*

Architectural Advisory Committee

Barbara Muse, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

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Marilyn Kelly, *Chairperson*
Arlene Aslanian
Pris Neulander

Technology

Jim Taylor, *Board Liaison*
Bob Moreno, *Chairman*
Gerald Lindstrom

Fines Committee

Barbara Muse, *Board Liaison*
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

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities

Inez Guglielmo