



# Orange Peel

CITRUS GLEN NEWSLETTER

MARCH 2012

## President's Message

*It's been a whirlwind Month!* Wow, I never realized what all happens in our community to keep things going. I would like to start off by thanking the many volunteers that dedicate their time to helping us make Citrus Glen the wonderful place we all call "Home". Without these people, things would come to a standstill. Please take a look at the back page of this newsletter and look at the different committees and the people on them. If you run across any of these people, don't be afraid to give a "Thank You" to them. They work very hard to make sure you receive your approvals for A&E request, interviewing and educating new residents, determining where we have landscaping needs and making sure they get done, delivering of the communications to your mailbox tube, replacing gate arms and keeping the gate working, keeping the technology working that we have in place, maintaining the web site and some of the not always pleasant tasks that the Fines Committee deals with, etc. These are just some of the things that the volunteers do. As president of our great community, I want to give a sincere "Thank You" to all the Volunteers and Board Members for all you do. It is very much appreciated.

**Comcast Conversion-** I hope everyone was successful in getting their Televisions converted over for the Digital Comcast Conversion. Please note, this was a mandatory conversion that Comcast performed. We did not ask for it, they are doing it on a Nationwide basis, city by city, state by state. I know I had numerous calls and e-mails regarding various issues our residents were incurring. The main issue was that Comcast was trying to charge for items and services our residents were supposed to have for no additional charge. After many hours and e-mails it was determined that Comcast had failed to update their system to show the Comcast staff what items Citrus Glen Residents were entitled to. The good news is that they found the problem, corrected it and have agreed they are going to audit the accounts of all 195 homes and make sure that any charges that were charged improperly will be credited accordingly. If you were charged and shouldn't have been, you should see a credit within the next 2 billing cycles on your Comcast account.

**Crime Report for 2011-** Jim Taylor had the City of Boynton Beach Police Department provide us with a report of police responses in 2011 to our community. It showed we had a total of 48 responses to our community in 2011. That may sound a little high to some but there were numerous False Alarm calls, Fire Department stand by calls, etc. While the list is coded with many different types of codes it appears that we did not have any major crimes in 2011. We had one reported break in while no one was at home, a few family matters, a couple of disgruntled boyfriends and girlfriends, but nothing really major. On an overall Citrus Glen remains a safe place to live. With that being said, you should always remain vigilant in making sure your alarm system is in working order and tested once a month. I test mine by setting off the alarm and making sure my monitoring company calls me. It only takes a few minutes and provides me with peace of mind that all is good with the system.

**Money Saving Tip-** While we are talking about Home Alarm Systems, have you checked lately to see how much you're paying for the monitoring of your Alarm System? It is very easy to become complacent with companies you have used for years and just accept what they charge. As I am sure many of you have done during this tough economy, we look for ways to save money but often these areas are overlooked because it is something that a lot of people are afraid to change. We think, "It's worked fine for all of these years, why change it if it's not broke"? I was in the same thought. I paid the same company for many years \$49.95 per month for my alarm monitoring. In shopping around I was able to save over \$600.00 a year by switching companies. Wow, same great service for over \$600 less per year. It's been two years now since I switched, over \$1,200 in savings and everything works the same as it did with the old company. If you're wondering what company I use now, their name is: Alarmclub.com. Their basic monthly monitoring plans start as low as \$10 per month. If you would like to contact them, contact Sterling Donnelly at 561-833-9949, ext. 115. You can also visit their web site at [www.alarmclub.com](http://www.alarmclub.com). They can service all makes and models and for the DIY people, they will even let you service your own system and guide you through how to do it. As I hear about

other great ways to save money I will pass them on.

**Neighbors Helping Neighbors-** Carolyn Hall, our Vice President had a great idea to help our neighbors. This is something that will be of benefit to many residents in our community. **Please see the back page of this newsletter for more details.**

**Parking Situation-** I have noticed a great change since the publishing of the last newsletter. I don't see near the number of cars illegally parked that we had before but we still have some issues. Once again, we don't want to put one of those annoying Orange Stickers on your vehicle or Tow off your Vehicle so please don't put us in the position to have to take action. Please review your documents regarding Pick-up Trucks, Commercial Trucks, Over Sized Trucks, etc. Before you go to bed, these types of vehicles must be parked in your garage. If they cannot fit in the garage, then they cannot be parked overnight in your driveway between 2:00am and 6:00pm. Also, please make sure you don't park on the grass or the sidewalk as this will result in your vehicle being towed off. This can happen no matter what time of the day or night it is. During the daytime instead of parking on the grass or sidewalk, park on the street. If you have a special or temporary parking situation, come see Scott at the office on Tuesday and Thursday between 9:00am and 11:00am or e-mail myself and let us know. **Let us help you find a solution.**

If you know in advance that guests are coming to visit and you will need a place for them to park, please get a parking permit in "advance" from Scott on Tuesday or Thursday at the Clubhouse.

If you have guests arrive at the last minute and you need a place for them to park to keep them from parking illegally or they will be staying overnight and you need to use the overflow parking lot across the street from the clubhouse, just follow these simple rules:

- A) On a piece of White paper write down your Name, Citrus Glen Address and Phone Number.
- B) Write the Tag Number of the Vehicle parking in the lot
- C) Write: "We have guests that arrived after hours and will be staying from xx-xx-2012 through xx-xx-2012."
- D) Place this note on the dashboard in "Clear Visible Site" where it can be read by the security company that patrols the neighborhood.
- E) On the next following day get a Parking Permit by contacting myself at 561-596-5960. If you get my voice mail, leave a message so I can return your call.
- F) If it is a Tuesday or Thursday, you can get one from the Clubhouse Office between 9:00am and 11:00am.

**Gate Entry System-** Thank you to everyone who took the time to provide me with your feedback regarding a New Gate Entry System. We are having our vendors Fine Tune their quotes and will hopefully be presenting the proposals to the Board for approval by the end of April. The new system will help us to better secure our community and also work with a New Gate System if we decide in the future to install Full Swing Arm Gates.

As a quick update on Full Swing Arm Gates, come to find out this is not as clear cut as we hoped it would be. Due to various city codes and compliance issues, we are still in the stage of getting proposals and designs. Once we have something that we know will be approved by the city of Boynton Beach I will update everyone accordingly. Please know we are working on this and we want to make sure that we have a design that will work without causing traffic back ups as the Full Swing Arm gates do not open as fast as the existing gate arms. One thought is that we would use only the Gate Arms during the daytime and then Full Swing Arm gates at night time. Anyway, once again, we are just in the planning and pricing stages with this project. Stay tuned for more details in upcoming newsletters!

**Monthly Meetings-** Be sure to attend our monthly meetings on the last Tuesday of each month at 7:30pm. to learn what is going on in "Your Community". 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. Doing this will assure you that you will have time to speak on your subject. Please try to keep your subject to 3 minutes or less so that everyone has a chance to speak that wants to speak. Otherwise, feel free to attend and speak on any of the items that are on the agenda. The agenda is posted at least 48 hours before the monthly meeting in the Clubhouse Glass Cabinets by the front door and also e-mailed out to those that we have e-mail addresses for.

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

**Bob Foster**  
CGPresident@Comcast.net



JOIN US AT THE NEXT MONTHLY MEETING  
DON'T MISS IT!! TUESDAY MARCH 27 TH



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

Gate Reminder

At this time, the gate can be opened either by using the dialer and having the resident open the gate or by using the following 5 digit access code –

\*4106

If you should have any problems with this code, please e-mail Bob Moreno at [bob@citrusglen.org](mailto:bob@citrusglen.org) or call at 561 733 5422. If you send an e-mail, please be sure to include your name, lot number and telephone number.

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](mailto: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 them take care of ...

**IMPACT PAINTING INC**

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Licensed Bonded Insured Free Estimates - 7 Days A Week! PB Lic# U-21237

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Check their Licensing, Insurance, And References; Protect yourself and your home by contacting:

PB County's Contractor Certification at 561-233-5000

**"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](http://Johnnyunderpressure.com)

151 Executive Circle - Mobile 561-317-5082

office 1-888-301-9733

**LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?**

FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED  
LIGHTHOUSE POOL

MAINTENANCE SERVICE INC.

BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657

**PET SITTING ETC.**

Citrus Glen Resident

Christina Steiner

(561) 306-4564

[CSteiner2011@hotmail.com](mailto:CSteiner2011@hotmail.com)



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

Monday -  
Wednesday - Friday  
9:00 am to 10:00 am

Contact Inez  
732-1253

Muse News on Real Estate!

Welcome Spring!!! We had a very busy Winter. 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	4	\$157,500*	\$214,999
		• Average Days on Market 165	

Under Contract	4	\$100,00	\$185,000
		Average Days on Market 75 • 3 are short sales	

Sold Past 6 Months			
List Price	5	\$175,000	\$215,000
Sold Price		\$155,000	\$220,000

• Average Days on Market 116 • 1 short sale

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](mailto:Barbara@barbmuse.com).

# "Neighbors Helping Neighbors"

We have many people in our community that have various hidden talents or have extra time on their hands. We know there are people in the community who need rides to the doctor, help with their computer, may need help with some repairs around the house, painting, etc. If you are the type of person that is willing to help out your neighbors or willing to offer your services for free or at a reduced cost, we want to hear from you. We will compile this information and publish it in the monthly newsletter. This will be a community effort to help out our fellow neighbors. Our hopes are that we can help out those that need help and connect people with other people who can possibly provide a service you may be looking for. To offer your help and/or services, please complete the form below and drop it off at the Office in the Clubhouse or e-mail me with your information at: CGPresident@Comcast.net.

Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail (if you have one): \_\_\_\_\_

Please briefly describe the services you would be able to offer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Volunteering your Service: Yes: \_\_\_\_\_ No: \_\_\_\_\_

If no, please let us know what you would charge for your services to your neighbors here in Citrus Glen:

\_\_\_\_\_  
\_\_\_\_\_

## 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 Liason*  
Pris Neulander, *Chairperson*  
Arlene Aslanian

### Technology

Bob Foster, *Board Liaison*  
Bob Moreno, *Chairman*  
Gerald Lindstrom

### Fines Committee

Scott Straleau, *Board Liaison*  
Bonnie Valentino, *Chairperson*  
Kalil Shalhoub  
Mike Kirby  
Chris Aromandi  
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