



Orange Peel

CITRUS GLEN NEWSLETTER

MARCH 2013

President's Message

March is here – Why would you want to live anywhere else?

- 1) *New Gate Entry System is up and running*
- 2) *MyEnvera.com has taken on a New look and feel*
- 3) *House Re-inspections*
- 4) *"Documents 101"*

Citrus Glen enters the Technology Age - No more throwing away money on old outdated technology. No more trying to patch together old equipment. I'm glad to announce we are finally headed in the right direction when the New Gate Entry System officially went live on March 5th. As with anything, there are a few who are not 100% happy with the new system, but I have overwhelmingly heard good things and received many compliments regarding our new system.

Please keep in mind, we are in the "Soft Open Period". This gives residents and their guests a chance to get acclimated to the system. Here is a reminder of what to expect in the weeks to come. This is a brief summary:

First Two Weeks - Guests will pull up to the Envera Kiosk and will hear a short message asking them to please have the name and address of the resident they are going to see available. Shortly thereafter they will be greeted by a guard from the Envera Guard Center. They will ask who they are going to see along with what their name is. If they are on your Guest List they will be let in. If they are not on your list, they will still be let in and asked to advise you that they were not on your Guest List.

2nd Two Weeks - Same as the first two weeks but if the Guest is not on your Guest List you will be called. The Guard will let you know the Visitor's name at the gate and you will be asked if you want them to be let in and also if you would like them added to your Guest List. If you want them let in, they will be let in. If not, they will be denied access. In the event the Guard cannot reach you, the Guest will still be let in and the Guard will leave you a message letting you know that they have let your Guest in and to please call back if you need help placing them on your Guest List. If you do not want them on your Guest list, you don't have to do anything.

Hard Close - Week number 5 - The system will be in Full Normal Operation. It will operate the same as above but if the Guard cannot reach you, the Guest will be denied access. If they are on your list, they will automatically be let in.

MyEnvera.com has a New look and feel - For those of you who are using the online Envera site to manage your guest list, the MyEnvera.com site has taken on a New look and feel. **Don't worry, all of your existing information, your family information, vehicles, existing visitors, etc. is still in there.** If you want to make changes or add visitors, you will probably find it easier than before to do so.

There are basically two tabs that you will use: "My" and "Visitor". There are a few other tabs that you can click on and check out but all of your changes will be done from these two tabs.

You will still logon with your same Username and Password. If you have any questions, please contact Bob Moreno at: Bob@Citrusglen.org or Bob Foster at: CGPresident@Comcast.net.

For those of you who are managing your guests via the telephone, everything remains the same.

House Re-inspections: The Annual Inspection Team performed the Annual Inspections of each residence in January. They will be performing the re-inspections during the month of March. If you have not made the necessary corrections, you will be sent a letter giving you 15 days to do so. Please keep in mind, from the date of the original inspection, you will have had app. 75+ days to make the necessary corrections including the 15 days. If you failed to make the necessary corrections during that time you will force us to take further steps that may include actions like fining at \$100 per day, legal fees, court costs, foreclosure, etc. Please understand, I am not threatening anyone, I am just simply letting you know what to expect. "PLEASE", do not put us in the

position to have to do this. We do not want to have to take legal actions against any of our residents. Folks, I am a volunteer of this community that wants nothing but good things for our community. I am just giving everyone a heads up and asking you please don't put us in the position to have to take these kinds of actions. In the long run, everyone loses (except the lawyers), it costs everyone in the association money and the absolute majority of the time the legal costs involved far exceed the cost it would have taken to make the corrections to begin with. Attorneys are at minimum \$250 per hour and up. How much does it cost to paint a mailbox? Clean a roof? Paint a driveway? Paint a house?

"Documents 101" - As everyone should be well aware of by now, our community voted in New Documents as of January 29, 2013. They are available on the Web Site and you can also place a written request and we will print a copy and deliver a copy to you. We understand that a majority of the people probably never read the documents so I decided to cover various parts of them each month in this new section I chose to call **"Documents 101"**. This month's topic will be "Renting/Selling your home". Some items apply to both, others just to leasing. I am just going to provide short blurbs on various items. For complete details, please read the New Community Bylaws and Covenants and also the New Resale/Lease Application and New Resident Information packet. Both items can be found on the web site. (If there are any variances between the statements below and the associations documents, the associations' documents shall govern accordingly)

Background checks will be performed on all New Leases/Sales. The basic application cost is \$200.00 which includes one background check of either a Husband and Wife or a Single person. There is a \$100.00 fee for each additional unrelated person 18 years of age and over. "Complete" applications and application payment must be turned in to the Property Manager at least 30 days prior to the first day of occupancy. "If proper notice is not given, the Board at its discretion, may approve or disapprove the lease. Any lease entered into without approval, may, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee with five (5) days notice without securing consent to such eviction from the Owner". Once all information has been received and Interviews have been completed, the board has 15 days to Approve or Disapprove the application. The Board can be polled without having to wait for a Board Meeting for such actions. (Note: Our goal is to turn the applications around as soon as possible) New owners after January 29, 2013 must own the home for a year before they can rent it out. Exception: Existing owners may purchase a lot and lease it out without having to wait the year, providing they are in good standing. The Association may require an Owner seeking to lease the Owner's Lot to place a security deposit with the Association, in the amount of up to \$1,000.00. If a house is currently leased, the tenant must move out before the residence can be sold. A residence may only be leased once per year. Minimum lease is 60 days. All leases must be in writing. The Property Manager or President will issue the Certificate of Approval. There shall be no subleasing. No rooms may be rented. The Lot Owner must lease their entire lot. A Landlord is fully responsible for any damages caused by their tenants to Association property. This concludes our first "Documents 101". Stay tuned to see what topic(s) will be discussed in the next "Documents 101".

Housekeeping Issues - Many of us have pets. I personally could not imagine life without them. As an owner of a pet it is my responsibility to take care of them, wash them, feed them, make sure they have water, take them for walks and to clean up after them. When I talk about cleaning up after them, I am not just talking about while I am walking them, I am talking about in my own yard also. It is my job as a pet owner to pick up after them anywhere their little noses tell them to go to the bathroom at. If you don't, it creates a foul odor in your yard and starts to carry over into your neighbor's yard. That is unfair to your neighbor and also a health hazard that they could file a complaint on. I could probably start a whole Neighbors 101 section but I will hold off for now. In the interim, be a good neighbor and clean up after your pet, take care of your yard and don't be a nuisance to your neighbor. I will refrain from naming names for now!

On a lighter note - As many of you probably remember, we have been working with the local drainage district to get them to replace a main drainage pipe that they damaged prior to Tropical Storm Isaac. We found out about it after the storm when our lakes were slow receding during the days that followed. I'm glad to report that they have finally replaced the last 10' of the damaged portion of this pipe. Our lakes are now rising and falling at normal capacity. Hopefully we don't incur another storm like Isaac, but if we do, we are now better prepared to handle it. I want to thank the drainage district for assuming responsibility and taking care of the damage at no cost to our community.

Clubhouse Rental - Did you know that you can rent the Clubhouse? Do you want to have a Birthday Party? Family Gathering?, etc. Check out the back page to learn more!

Have a great month and thank you for your ongoing support,

Bob Foster CGPresident@Comcast.net

INTERESTED IN PLACING AN AD IN THE ORANGE PEEL?

Contact Bonnie at 561-733-9302 or e-mail: bonnievalentino@yahoo.com for rates and availability.



**Attention - Residents - Families and Friends
of the Citrus Glen Community!**

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RESIDENT OF CITRUS GLEN

HAVE BUYERS NEED HOMES TO SELL



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



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.

RULES FOR PRIVATE USE OF THE CLUBHOUSE (RENTAL)

- Any resident in good standing of Citrus Glen may rent the Clubhouse for a private social activity. Rental reservations are for a single day and may not extend past 10:00 P.M.
- Private social activity Applications shall be taken and approved by the Clubhouse Rental Committee, appointed by the Board of Directors. The only reasons for denial will be a conflict of dates or times with other reservations which have already been approved, the proposed renter has not paid for a prior rental or that the proposed renter has misused the Clubhouse on a prior rental. Approval by the Clubhouse Rental Committee for a rental shall be considered to be an approval by the Association to invite more than four (4) guests to the Clubhouse.
- A nominal fee of \$50.00 will be charged for each private use of the Clubhouse. The Board of Directors reserves the right to increase this fee
- A \$250.00 refundable deposit is required. The deposit will be refunded, less any costs necessary to cover cleaning, breakage or destruction to Clubhouse property. In the event that the cost to clean, repair or replace broken or damaged property exceeds the deposit, the renter will be billed for the difference.
- Any resident renting the Clubhouse will be responsible for restoring it to its former condition after use. The Clubhouse Rental Committee will examine the Clubhouse after each rental and will determine whether or not it has been restored to its former condition. The Clubhouse Rental Committee will also determine whether the deposit, or any portion of it, is to be kept for repairs or replacements resulting from misuse or damage to the property.
- "Private Social Activities" will not prevent residents from accessing the Clubhouse for use of the exercise room and the restrooms.

Muse News on Real Estate!

Our community continues to be "red hot" with buyers looking and buying. There is currently only 2 homes for sale. See results for the past 6 months below. Now is the time.

Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price
Currently For Sale	3	\$199,900	\$250,000
		• Average Days on Market 45	
Under Contract	1	\$200,000	\$229,500
		• Average Days on Market 20	
Sold Past 6 months	7	\$159,900	\$210,000
		\$143,000	\$200,500
		• Average Days on Market 101	
		• 3 short sale – 1 bank owned	
		• AVERAGE LIST PRICE \$200,000	
		• AVERAGE SALE PRICE \$180,000	

If you would like more specific information, please give me or my partner a call. Barbara Muse, 561-734-0178 or email me at Barbara@barbmuse.com or my partner Phyllis Friedman 561-441-8968 - phyllis@phyllisafriedman.com. Realtors CENTURY 21 Tenace Realty.

Board and Working Committees and Activities During 2013

BOARD OF DIRECTORS

Bob Foster, *President*
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 Bob Moreno

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Gatekeeper

Bob Moreno

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
 Elizabeth Meramo
 Monique Owens
 Harry Eichenlaub
 Amanda Guglielmo
 Teresa Moreno

Clubhouse Activities/Rental

Inez Guglielmo

Citrus Glen Web Site:
www.CitrusGlen.org