



# Orange Peel

CITRUS GLEN NEWSLETTER

MAY 2006

## The President's Message

The latest Board Meeting of the Executive Estates of Boynton Beach Homeowners Association, Inc. (Citrus Glen) was held April 25, 2006. Once again, even though the meeting was not well attended, we had excellent input and interesting participation from the floor. The Property Manager reported the progress made in the recovery of the community. The Board announced that we are please with the Property Management Company. Welcome to our new Property Management Company, Gulfstream Services Management, Inc. and to Managers Scott and Jason. Also to our new maintenance man Max. The Board is looking forward to work with this new dynamic team. There is much to be done and we have started with great enthusiasm. As you have noticed, we have finished trimming the Palms and trees. The provider has done an excellent job. We have approved a new bid to replace the heaters for the pool and they should be installed and working before the end of the month. The Board also approved a bid to fix the side walks damaged by the hurricane and to fix some of the corners where the trucks keep damaging the grass. The Board approved the purchasing of a new photocopy machine to replace the outdated machine in the office. The fence around the pool is now repaired and we ask residents to please make sure that unattended children do not climb the fence to get in the pool. Unsupervised children are not allowed in the pool for safety reasons. No one wants to have a tragedy in our community.

The landscaping provider continues to replace trees, bushes and sod in various areas. The community shows a remarkable improvement. We hope to have a mild season this year so we may continue to recover without interruption.

It is with great concern that we continue to witness the dangerous actions of some of our children. A few weeks ago a child on a bicycle cut in front of a car at the intersection of Citrus avenue and Citrus Glen Drive. The vehicle was making a left turn into Citrus Drive from Citrus Glen Avenue. The driver made a stop at the stop sign, and as she continued to move forward, the child cut in front of her. The vehicle was moving slowly so the driver was able to stop. Please teach children safety procedures so we can avoid a

tragedy. Also, please respect the speed limit and the traffic signs so we don't have to live with regret after an accident.

The gate is now fixed and the monitoring equipment is operational. Please slow down as you enter the community to avoid damaging the gate. As you know, damages to the gate will be charged to the residents.

Residents have been asking many question. Our Orange Peel editor has taken the initiative to put some questions to the President Document. I hope the page will answer your questions. Please feel free to e-mail Bob@citrusglen.org if you need additional answers.

Please visit our website [www.citrusglen.org](http://www.citrusglen.org) for information, forms and important links

### NEW PROPERTY MANAGEMENT COMPANY MAILING ADDRESS

Gulfstream Services Management, Inc.

P.O. Box 24-4225

Boynton Beach, FL 33424-4225

Tel # 561 733 5550

Managers: Jason Weeks and Scott Straleau.

E-mail [jason@citrusglen.org](mailto:jason@citrusglen.org) and

[scott@citrusglen.org](mailto:scott@citrusglen.org)

You may continue to use the website facility and it will forward to Scott and to Bob

### Hours at Citrus Glen

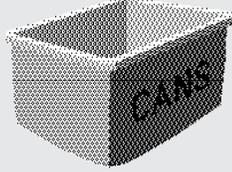
*(Please be aware that the hours have changed)*

Tuesday and Thursday 9:00 to 11:00 A.M.

*Please show your community your support  
attend*

**THE NEXT REGULAR MEETING  
OF THE BOARD ON MAY 30, 2006**

# Trash Information



**Monday regular garbage and bulk**  
**Thursday regular garbage and recycle**

Vegetation Residents may put out an unlimited quantity of vegetation in lengths not to exceed four feet (4") in length, and/or four inches (4") in diameter at the curb for pick up on their scheduled bulk trash day

## Citrus News!!

*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.



*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.*

## For Sale

4 Dining Room Parsons Chairs  
Very Light Pastel Color - White Background  
Sold as Set Only \$45 for all -- VG Condition

Contact: Connie Baldacci  
735-0625  
1666@Prodigy.net

Removable garage door hurricane reinforcement bar.

Manufactured by Raynor Corp.  
Includes all Hardware \$75.00  
Contact Jim at 733-8824

## Storm Watch Tips for the Season

**How can you safeguard your records?**

Keep a copy of your important insurance records in a safe deposit box or with a relative or friend. These include your insurance policy, inventory records and agent or company telephone numbers for reporting claims. You will need quick access to this information if your property gets damaged. Upon receiving an evacuation notice, you should take insurance records stored at home with you if safety allows.

## Information Numbers

Information (Boynton Beach City Hall) .742-6000  
City of Boynton Beach .....742-6380  
License, Animal .....233-1271  
Tri-Rail ..... 800-874-7245  
License, Contractor .....233-5525  
License, Occupational (Boynton Beach) .742-6360  
Code Compliance .....742-6120  
City Hall .....742-6000  
City Manager's Office ....742-6010 Fax # 742-6011  
City Hall In The Mall.....742-6650  
City Manager's Office .....742-6010  
Sheriff's Office, Palm Beach County .....688-3000  
Legal Aid Society.....655-8944  
Medicaid Customer Service..... 866-495-4295  
Social Security ..... 1-800-772-1219  
Florida Power & Light.....697-8000  
Bellsouth Telephone.....780-2355  
School Board.....434-8100  
Boynton Beach City Water .....375-6300  
Boynton Beach Police.....732-8116

### JUST A NOTE!

As we approach the next hurricane season, now is a good time for you to have your loose tiles removed from your roof and dead trees taken away from your property. *These can become flying missiles and cause damage to your neighbor's property.*

**Anyone Need A Screen Person**  
**one of our neighbor uses**

K&D Screens  
968-8727

*Ask for William or Delia*

# Questions to the President



## **When is the pool going to be done?**

We have a contractor, we hope to be done by the the next meeting.

## **What s happening with the new management company?**

The new management company is now in charge of our community.

*New Company:* Gulfstream Service Management  
1375 Gateway Blvd., Suite 28  
Boynton Beach, Florida 33426  
(561) 733-5550 Fax (561) 739-9251  
E-mail: Jason@citrusglen.org  
and scott@citrusglen.org

## **Do we have to tell our bank about the withdrawal of the maintance?**

Call the management company regarding any questions on maintenance payments.

## **What happens if we see someone breaking the gate?**

Report it to our property manager Jason [jason@citrusglen.org](mailto:jason@citrusglen.org) or to Bob Moreno [bob@citrusglen.org](mailto:bob@citrusglen.org). You may also drop a note at the office. Please get as much identifying information as possible. Vehicle make, license plate number and state, color and type, time of occurrence and if the person is known to you or not. Ie: Ford pick-up, white, Lic ABC 123 from New York at about 12:30 PM. resident of xxx any street, unknown individual.

## **Is the security system at the gate operational?**

Yes, the system is operational and it has helped in identifying violators.

## **What happens if someone is not picking up after their animals?**

Report it to our Property Manager to contact the resident. If resident does not comply, the Manager will refer the violator to the attorney for legal action.

## **What is the maximum amount of animals allow in one household?**

The documents allow for 2 pets.

## **What is happening with the landscape committee?**

We are looking for a new committee Chairperson.

## **If we have a problem about sprinkler who do we call?**

Call the Property Manager

## **If we have an article for the orange peel who do we write to?**

Bonnie Valentino can be contacted at 733-9302  
e-mail to: [Bonnievalentino@yahoo.com](mailto:Bonnievalentino@yahoo.com)

## **What is happening with the association fences?**

We expect to fix them this month.

## **Hurricane questions?**

### **When do the roofs have to be fixed?**

ASAP. This is a big problem.

### **Are metal roofs allowed in our community?**

The A&E Committee is looking into this question to make a recomendation. This is a complex issue and we need to move slowly.

### **Who is on the landscape committee?**

We need to re-organize the committee as soon as we get a Chairperson. Presently, Bob & Teresa Moreno are working with the Property Manager and the Service Provider to get things done.

### **Who is on the other committes and how do we volunteer?**

See the last page for a committee list on the back page. If you want to work on a committee, please call the Property Manager, Bob or a Board Member.

### **What are the office hours at the office in the clubhouse?**

The hours are changed to Tuesdays and Thursdays from 9:00 AM to 11:00 AM.

### **Why is the City not picking up old fences?**

The City notified the public and the Association also notified the membership, that old fences will not be picked up automatically by the waste disposal vehicles. Individuals replacing fences at this time, have to call the City and arrange for pick up. Residents that place old fences in the common property will start to be fined and non compliance will be sent to the attorney for enforcement.

### **Why are some fences taller than others?**

Some residents have not complied with the standards of the community and in some cases, the fences have been moved beyond the original boundaries. Those residents will be notified that they need to take corrective action to be in compliance. Violators are subject to enforcement action.

## HERE'S AN INTERESTING ARTICLE!!

We have heard many times, the term Condo Commandos and other terms a lot worse when talking about homeowners' associations. This is an unfortunate situation and we would like to clarify some misunderstandings regarding Home Owners Associations.

From time to time, we may find ourselves asking a lot of questions. Why can't I put up my fence the way I want to? Who cares if I park in the road? Who are they to tell me what I can and can't do with my front lawn? So what if I put a basketball net in the ground or on my driveway? I own this house. Who the hecks are you, to tell me not to change, my oil in the driveway? My house needs to be painted, I like purple, why do I need permission to change the color? This is my property. I pay my mortgage, my taxes and my HOA dues. I can afford to do so by working out of my truck, but I cannot park it in my driveway!

If this sound familiar, and we are sure that it does, please continue to read this article. Homeowners, spend a lot of money on their home and they want to live the way they want to. Homes are purchased because it is a good thing to invest in real estate. People wanted the American dream of home ownership and when we have it, it may not be what we hoped for.

We have learned that we can't lose by purchasing real estate. However, this concept may not be true. Based on a national average, homes go up in value on average 3 percent per annum. That means, if you purchase a \$200,000 home today, it will be worth \$206,000 a year from today. This is only an average. While some homes go up by 3 percent, some go up by 20 to 30 percent. And other homes may even go down in value. So, what do property values have to do with irritating HOAs? In a word ... everything! First what we need to realize is that homeowner's associations are bodies, of mini-governments that are put into place to enforce covenants and restrictions placed on the deed of the property that you purchased.

Although you own your property, you purchased it along with the responsibilities and restrictions that have been legally placed, upon the deed. Covenants and restrictions are placed on a property to protect the neighborhood values. When you purchase a home, you choose it for several reasons. One reason should have been because you liked the neighborhood, and feel that it is a safe place to live, as well as a solid investment, Whether you realize it or not, the covenants are laws that you accept and agree to abide by when you consummate the purchase of a home that has restrictive covenants.

These laws specially address items that affect the visual appeal of the neighborhood. Lawns, fences, parked cars and cleaning up after pets are usually the hottest topics of conversation. The reason is because these items most affect the value of the entire neighborhood. When someone is shopping for a home, their first impression is the neighborhood. Whether you realize it or not, the covenants are laws that buyers accept and agree to abide by when purchasing home that has restrictive covenants. Many times, a buyer may pass on a house they love, because the neighbor may have an overgrown lawn, a poorly constructed fence, siding that is showing wear that needs painting or even parking in the street. So, how does this affect the value of the entire neighborhood? What will end up happening is that the sellers will have to lower their price in order to get their home sold. Consequently, the price of every home that is sold will be determined by the most recent home sale in the neighborhood. The bottom line is that HOAs are here to protect you. Don't hold it against the president or any officer or committee member of the association for that mater. Be respectful of your neighbors and abide by the rules. If you don't like the direction the neighborhood is moving in, get to the HOA meetings and voice your opinion. **Better yet, volunteer to become a member of the board.**

In the end, if you don't like the rules of the neighborhood, purchase a home that does not have restrictive covenants. You will be able to park your RV in your yard, but on the flip side, your neighbor is allowed to park a 1952-model school bus with no windows in theirs. If you have questions about the rules in a neighborhood, read through the booklet that was provided to you at your real estate closing. Also, be sure to read these covenants prior to making any purchase of a new home to be sure that you are willing to follow the laws of the land.

### **Board and Working Committees and Activities During 2006**

#### **BOARD OF DIRECTORS**

Roberto Moreno, *President*  
George Lottridge, *Vice-President*  
Jane Simpson, *Treasurer*  
Harry Wagner, *Secretary*  
Steve Kauzlick, *Director*

#### **A&E**

George Lottridge, *Board Liaison*  
Dick Heinick, *Chairman*  
Bettina Miles  
Marilyn Kelly  
Tapio Salin  
Rick Turner

#### **Landscaping**

Bob Moreno, *Board Liaison*  
xxxxxxxxxxxx, *Chairlady*  
Teresa Moreno

#### **Safety and Security**

Harry Wagner, *Board Liaison*  
John Lumley, *Chairman*  
Alan Mathews  
Bob Ganshorn

#### **Fines**

Steve Kauzlick, *Board Liaison*  
Bonnie Valentino, *Chairlady*  
Kalil (Charlie) Shalhoub  
Tom Cullen  
Bob Ganshorn  
John Lumley

#### **Orange Peel Distribution Team**

Inez Guglielmo, *Team leader*  
Elizabeth Meramo  
Margaret Rowe  
Harry Eichenlaub  
Amanda Guglielmo  
Teresa Moreno

#### **OTHER FUNCTIONS**

##### **Welcome Interview**

Inez Guglielmo

##### **Clubhouse Activities**

Inez Guglielmo.