



# Orange Peel

CITRUS GLEN NEWSLETTER  
MAY 2010

## President's Message

Although it may still be spring in most of the country, it seems like summer has arrived in South Florida. Our "weed and feed" seems to have been successful. The grass looks good and most of the dollar weeds are gone. We finally fixed the potholes and the gate is working (as of date I wrote this). Our landscaper is in the process of trimming our trees and should be finished by the end of the month. He is trimming all the palms and also all the other trees touching houses or roofs. If, as of the end of May, you still have trees touching your house, or you think a tree limb is a wind storm hazard to your house, contact the Association Manager and we will decide if additional pruning is necessary.

*Hurricane Season.* The 2010 hurricane season will start in a few weeks. If you live in South Florida long enough, it is not a matter of "if" but instead "when." You can find comprehensive lists of hurricane preparedness suggestions in the newspaper and online. However, we should all be asking ourselves what we would do if we lost power for three or four days. Based on our experience with Hurricane Wilma, the grocery stores and gas stations will also be without power and presumably closed. It's possible that we would not have any running water, or at least drinkable water, during this period. Now is the time to start your hurricane preparedness.

**Delinquent Accounts.** Compared to other Associations, we have been fortunate as to limiting our overdue accounts. I realize that some of our homeowners have financial difficulties at this time. However, in fairness to our community, the Board has an aggressive collection policy. We have an obligation to the homeowners who diligently meet their obligations to ensure that these homeowners are not subsidizing those who are unwilling or unable to pay the monthly HOA assessment. We file a lien if the account is more than 90 days overdue. The property then cannot be sold, transferred, or refinanced without paying us in full, including our legal costs. If the account remains delinquent, we will file foreclosure proceedings if there is a reasonable probability that the foreclosure auction will result in full payment or if we think it is necessary to have a change of ownership in order to bring the account to current pay status. It is possible that we might not receive full payment in the event of a foreclosure, due to the amounts due on the first mortgage. However, the amount is still due to the Association and remains a personal liability of the foreclosed homeowner unless discharged by bankruptcy. If the unpaid amount is substantial, we have the option at that time to seek a judgment against the prior homeowner and turning the account over to a collection agency.

There are three points that I am trying to make. The first is that we are trying very hard to protect the interests of our community and all the residents who, in this difficult time, are keeping their accounts current. The second point is that, if someone is behind on their monthly assessment payment, please come talk to us about it before we turn it over to our attorneys for collection. We will try to work with you to bring you current on your account. However, once your account is turned over to our attorneys for collection, then the account basically belongs to the law firm. Our Covenants state that the homeowner is responsible for not only the monthly assessments and late fees but also all costs of collection. The homeowner has to pay our attorney fees and other costs of collection. This is expensive. The hourly fees, and the filing costs of the lien and foreclosure, are often several thousand dollars. The attorneys collect these amounts before any amounts are applied to the amounts owed to the Association. It might cost \$3,000 to pay off a \$1,000 overdue account. The third point is that, in the 20 year history of Executive Estates and Citrus Glen, we have never failed to collect on a delinquent account.

**Homeowner Rights and Obligations Under our Covenants.** I would also like to provide an explanation of how we try to interface homeowner rights and obligations in Citrus Glen. When each of us became a homeowner in Citrus

Glen, we all agreed to abide by the Declarations, Covenants, and Rules and Regulations of our Community. Our obligations include maintaining our homes in basically the same condition as they were when the builder transferred title to the original owner. We also agreed to not make any alteration to the appearance of our homes without approval from the Board of Directors. Ensuring compliance with our covenants is primarily the function of our compliance committees.

We have two compliance committees, the A&E and the Landscaping Committees. The Landscaping Committee is responsible for making recommendations as to the maintenance of our yards and common areas and also approves any changes the homeowners would like to make to the trees and shrubs in their front yards. The A&E (Architectural and Engineering) Committee has both the responsibility of approving changes in the appearances of the structures (such as colors and materials used for new roofs and repainting the houses) and also recommending repairs to be made by individual homeowners to maintain their homes in the "quality condition" referenced in our documents.

Our documents do not reference any compliance committees but merely gives the board the authority to create such committees on an "as needed" basis. The compliance committees can only make recommendations; they do not have any enforcement authority. All enforcement actions must be approved by the Board. The Board assumes that if there are no disputes between the members of the Committees, or between the Committees and the homeowners, then everyone is satisfied and the recommendations of the Committees are presumed ratified by the Board. However, if there is disagreement within the Committee, or the Homeowner doesn't agree with the recommendations of Committee, the Board is required to decide whether to approve or disapprove the Homeowner's request to change the appearance of their yard or house. The Board also has to decide whether to take enforcement action as to a homeowner who does not make the repairs requested by the A&E Committee. If a homeowner does not agree with recommendations of one of the compliance committees, the homeowner has the right to present their side of the dispute to the Board (or a grievance committee if we decide to create one). We would prefer that any such disputes be submitted to the Board, through the Property Manager, in writing, at least seven days prior to the next scheduled Board meeting (or grievance committee if we have a grievance committee at that time). This will give the Board time to review and investigate the dispute prior to it being discussed at the next meeting of the Board.

**Participate in your community.** We are forming new committees and also need volunteers to participate on our existing committees. If you are interested in participating on one of our committees, please send me an e-mail at james.e.taylor@comcast.net.

Sincerely,

*Jim Taylor*

## GOOD NEWS ON THE REAL ESTATE FRONT!

### Muse News on Real Estate!

The homebuyer tax credit is now over and we have yet to see what impact it will have on new sales. We are somewhat optimistic that the decrease in listing inventory brought about by the credit will be reflected in increased sale prices. Right now there is only one property for sale in Citrus Glen – the fewest we've seen in months.

Here's what's happening in our community.

# of Properties	Lowest Price	Highest Price	
Currently For Sale	1	\$210,000	\$210,000
Under Contract	3	\$182,200	\$235,000
Sold Past 6 months	2	\$201,000	\$215,000

- Average Days on Market 179
- Lowest Price is a short sale
- Average Days on Market 155

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.

## QUALITY REPAIRS TO YOUR MAILBOX AND FENCE.

*Mailbox repairs done at a predetermined price from \$60 to clean, scrape, and repaint the mailbox and post to a maximum charge of \$178 for a new mailbox and post (painted and with post inset in cement).*

*Replace mailbox only for \$115 or the post only for \$103.*

**We guarantee that your mailbox and fence will be "Haze Gray."**

*Estimates also given for fence repairs at reasonable rates.*

**Juan Palacio**  
**JEP SERVICES, INC**  
6153 Whalton Street  
West Palm Beach, FL 33411  
561-951-3814

**Board Meetings are normally held the last Tuesday of the Month at the Guest House in Temple Avenue.**

**Please make an effort to attend. Your participation will help us to serve the community.**

**Water Exercises.**  
**Every Monday, Wednesday and Friday at 9:00 AM weather permitting.**



**LOCK YOUR CARS**  
\*\*\*\*\*  
**PREVENT THEFT**

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.



### 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.

**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.**

## Meet your neighbor ...

### Let him take care of 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

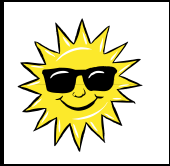
LOOKING FOR DEPENDABLE AND AFFORDABLE POOL SERVICE?  
FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED LOWEST PRICES.

SERVING PALM BEACH COUNTY LICENSED AND INSURED MONTHLY SERVICE AND REPAIRS  
LIGHTHOUSE POOL MAINTENANCE SERVICE INC.  
BRIAN MATHEWS OWNER/OPERATOR.  
561-523-3657.

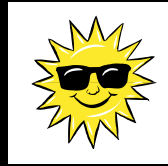
## "PHOTOGRAPHER" (Citrus Glen Resident) Weddings & Special Events Family Portraits & more

Mention this ad for special rates

**Call Paulette**  
**(561) 742-1020**



**JOIN US AT THE NEXT  
MONTHLY MEETING  
AND SEE THE FUN**



**WE ARE HAVING TOGETHER . . .**

**DON'T MISS IT!! • TUESDAY MAY 25TH**

**Clematis By Night**

Clematis By Night Chill out South Florida style every Thursday night in downtown West Palm Beach from 6-9pm in Centennial Square at the top of Clematis Street. Clematis by Night draws thousands of folks from all walks of life to this highly-popular, award-winning weekly Fountainside Concert Series. This FREE event features the area's best rock, r&b, reggae, latin, blues, soul and swing music. Clematis by Night is the place to be for great music, a taste of mouth-watering foods, and sidewalk shopping of the trendiest items around. For more information, please call the City of West Palm Beach Community Events Division at 561-822-1515.

Number to Know - Local AAA offices  
3075 South Federal Hwy, Delray Bch. 561-278-4711  
9123 N. Military Trail, PB Gardens 561-694-9090  
Boynton Beach Water 742-6400  
PBCounty Water - 641-3400

**Get Prepared for Hurricane Season**

June 1st marks the beginning of hurricane season. Now is the optimum time to know your options and plan ahead in the event a storm threatens your area.

\* Stay aware of developing storms by checking your news and weather stations.

\* Keep extra non-perishable food, water, medicines and necessary items on hand. These will be useful if you decide to stay in your house during a storm, or to take with you if you evacuate.

\* If you evacuate your area, make sure your vehicle is fully fueled and well serviced before you hit the road. Fuel availability may be limited, especially immediately before and after the storm hits. What fuel is available will generate extremely long lines at the Turnpike service plazas.

\* Do not wait to evacuate until after the announcement is made that Turnpike tolls have been suspended. Tolls are often suspended in conjunction with mandatory evacuation orders which may come only after the threat of a hurricane is imminent. Consider paying the toll and leaving early when traffic is much lighter. For a full listing of helpful tips, and to keep up-to-date on developing toll evacuation or suspension messages, visit: [www.floridasturnpike.com](http://www.floridasturnpike.com)

**Board and Working  
Committees and  
Activities  
During 2010**

**BOARD OF DIRECTORS**  
Jim Taylor, *President*  
Barbara Muse, *Vice President*  
Flavio Franco, *Treasurer*  
Alan Neulander, *Secretary*  
Bob Moreno, *Director*

**A&E**  
Alan Neulander, *Board Liaison*  
Dick Heinick, *Chairman*  
Joe Eichenlaub  
Marilyn Kelly  
Tapio Salin  
Monique

**Landscaping**  
Jim Taylor, *Board Liaison*  
Teresa Moreno, *Chairperson*  
Alan Mathews  
Elaine Mathews  
Bettina Miles

**Technology**  
Jim Taylor, *Board Liaison*  
Bob Moreno, *Chairman*

**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