



Orange Peel

CITRUS GLEN NEWSLETTER

MAY 2012

President's Message

Great things are happening here at Citrus Glen! I looked down at my I-phone and realized it was May 22nd already and I hadn't completed my portion of the newsletter. It seems like yesterday I was doing April's Newsletter. It's been another busy month. Good News, the New Citrus Glen Web Site is officially up and running. The new web site is going to give us more tools to communicate with our residents. I have already received 12 e-mails from the "Contact Us" page where residents can fill out a quick form and place a Work Order, Discuss an issue they may be having or make a Information Inquiry and just click the "Submit" button. It's that easy and we receive it seconds later. Once submitted, we will be in contact with you most likely the same day. There are lots of other great features to check out like our Community Calendar of Events, Various Forms, Paint, Fence and Mailbox Specifications, current Community Documents, pictures of past and present and much, much more. Simply go to: www.CitrusGlen.org and check it out for yourself.

Hurricane Season is right around the corner. June 1st marks the official beginning of Hurricane Season. "Now" is the time to make sure you are stocked up on your supplies and have your plan in place in the event a hurricane hits our area. FEMA recommends at least 3 days of water and food. I personally think everyone's plan should prepare them for at least 2 weeks of No Power, No Water and No Outside Help. So many times we count on the government after a Hurricane to fix everything and bring us the necessities. Let me share a real life story- I was in St. Thomas in the Virgin Islands years back performing Disaster Recovery Services for a large shipping company. It was very interesting as the island had been hit with 130mph hour winds. Their Power and Communication infrastructure compared to ours in the US is poor at best. After a hurricane, it is almost non-existent. We were in mud over 2 feet deep, no power, major devastation of buildings, power lines and phone lines laying everywhere, etc. Think about that for a minute, you're on an island, where does one go when a storm is coming? Here's the amazing part- After the storm we noticed there were Red Cross Stations that were ready to hand out food and supplies just like after Hurricane Andrew hit Homestead. The difference, other than the Red Cross workers, there was hardly anyone at these stands in St. Thomas, there were miles of people at the ones we had in Homestead after Andrew. Why the difference I wondered? After being there for 2+ weeks I had an opportunity to talk to many of the island people and they all shared the same thoughts- "No problem Mon, we will rebuild and do fine". Some of these people had lost their homes, the place where they worked was either severely damaged or gone and they say "No problem Mon" in their island accent. I can tell you from my perspective, they all had the right idea. Neighbors came together and helped each other start the rebuilding process. We need to take on that same philosophy and be prepared so we to can say after a storm goes through, "No problem Mon"!

I will be preparing a Special Page on the Citrus Glen Web Site just for our residents to use as a resource to help them be prepared for a Hurricane. It will have links to important web sites, supply lists, pictures of our community after past hurricanes and much more. I hope to have this up and available by the 1st week in June. Check it out, there may be something there that you didn't think of. While I will do my best to make it as informative as possible, it is up to "you" to make sure you are prepared.

Tree Trimming: As you see, the Tree Trimming project has begun. I have had many people tell me how great it is looking. This is our same company that has done it in past years and also the same company that does the terrific job on maintaining our lawns and landscaping each month. They are working hard between the rain to try and get our community done. They are hoping to be done in the next few weeks. Once completed, our trees will be healthier and the areas that they cut will once again fill in as time goes on. Tree trimming is a very important part of maintaining healthy trees.

"Virtual Gate Guard": Over the next few weeks you will be receiving a ballot in the mail to vote on this State of the Art Virtual Guard System for our Community. We will be holding a Special Members Meeting and we will have the representative from Envera at the meeting to tell you more about the system and

answer questions. This New System will add a layer of security to our community that we have never had in the past. There is money in the budget to cover the upfront costs of the installation of the system. What you will be voting on is whether you are willing to pay the 50 cents a day per resident to cover the ongoing costs of the system. That comes out to only \$15.00 per month, per home. I will have a special page on the Web Site called "Virtual Gate Guard" to give you details about the system. I plan on having this up and available to everyone by the time you receive this newsletter or shortly thereafter.

I covered the system in the last newsletter, but I feel it is important to review it once again. As you are aware, we have been looking at various ideas of making Citrus Glen a more secure community. While we were looking at the upgrading of our Camera System and the Call Box at the Front Gate (Plan A), we learned about a system called Virtual Gate Guard (Plan B). The way to think about Virtual Gate Guard is to think about all of the services we would have if we had a live guard in our Guardhouse at the Main Entrance. Here is how the service works: A company called Envera Systems would come in and install a State of the Art Camera System at the Main Gate along with a New Custom Kiosk to replace the existing Call Box. When a car pulls up to the Guest Gate they are automatically detected and a picture of their car, the actual person and the vehicles license plate appear on a screen in the Main Center in Sarasota that is staffed by Florida Licensed Guards. The guard will verify the person requesting entrance and let them in if you have called and said you are expecting them or you have gone in through your computer and put them on your guest list. If you forgot to do this or didn't know they were coming, the guard will call you and let you know you have a guest at the gate. If you give them the OK, they will let them in. If you don't or if they cannot get a hold of you, the guest will be turned away. They additionally will not only be capturing all of the information of all Guests, they will also be capturing the vehicle and license plate information of all vehicles entering and exiting our community. In the case we have an event in our community, they can provide us with high quality video and audio footage, list of license plates, etc. The same thing will apply to anyone who breaks the gate. These are only some of the things this new system will do. You can learn more by going to their web site: www.EnveraSystems.com.

Citrus Glen would now become a 24 Hour Guarded Community. Not only will our community be more secure, but there is a good chance this will increase property values and maybe even provide you with a cost savings on your homeowners insurance.

Important: It is very important that you vote. If you want it, vote "for" it. If you don't want it, vote "against" it. Either way, make sure you vote. Under our new voting amendment, these types of decisions will be made strictly by only those people that vote. If you wanted the New Gate Guard System but didn't take the time to vote and it doesn't pass, you cannot complain, you had your chance. Same applies if you don't want it. As we learned in the Famous Presidents Race of 2000, "every vote counts".

Parking Enforcement: As announced previously, we have a New Security Company that some of you have had the opportunity to meet in person. I have been monitoring the violations and I am glad to announce that we are a pretty boring community to the New Security Company. The violations have dwindled and for the most part, things are pretty quiet at night when they go through. Probably the single largest complaint we received was from pick-up truck owners. Let me first quote what our documents say about pick-up trucks and then I will discuss briefly:

From the original documents that we all received and agreed to upon moving into Citrus Glen:

Personal pickup trucks, commercial vehicles and vans, must be garaged overnight. If they do not fit into the garage, they are oversize and are not permitted in Executive Estates or Citrus Trail. Owners who leave their vehicles out overnight will be fined.

While most residents have contacted us and let us know what they are doing to resolve the issue, there are a few that feel this rule isn't right and they should be allowed to have a pick-up truck in their driveway. Please remember, we all knew this moving into Citrus Glen. With that said, I encourage those with pick-up trucks to park them in the garage. If you let us know you need some time to resolve the issue, we will be glad to work with you. This will be a topic of discussion at this month's Board Meeting on May 29th at 7:30pm if you wish to attend and voice your opinion.

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 MAY 29 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.

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

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Citrus Glen Resident

Christina Steiner

(561) 306-4564

CSteiner2011@hotmail.com

Muse News on Real Estate!

Experts tell us that we can expect as much as a 4% increase in prices in our area for 2012. However, short sales and foreclosures still have a negative impact on pricing. -- But we are seeing fewer in our community. 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.

# of Properties	Lowest Price	Highest Price
Currently For Sale	2 \$199,000*	\$199,000
	• Average Days on Market 35	
Under Contract	7 \$100,00	\$200,000
	Average Days on Market 126 • 4 are short sales	
Sold Past 6 Months		
List Price	7 \$176,900	\$215,000
Sold Price	\$160,000	\$220,000
	• Average Days on Market 98 • 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.

MAY'S MONEY SAVING TIP:

Fencing Company: We had the opportunity to utilize a New Company to make some Fence Repairs in the Community and not only did they save us money, they did a great job. If you're looking to get a New Fence or get one repaired, I would like to give you their information and you can decide for yourself if you would like to use them. They don't do painting but they do a great job building and fixing fences of all types. The name of the company is "A Long Enterprises" and they are Licensed and Insured. Their phone number is: 561-793-9926. They are a small shop that consists of the Owner (Anthony) and 1 Man doing all of the work. I have found that sometimes the small companies are the best ones.

Disclaimer: Please note that this is only a individual recommendation based on my own experience. This is not an endorsement of any provider by the Association. We encourage you to please verify licensing and insurance coverage and other references before you contract with any provider to perform work for you. The recommendations do not imply a guarantee of any kind.

Clubhouse Activities

Pool Classes: We have Pool Classes on Monday, Wednesday and Friday at 9:00am. They are designed for people of all ages. Our pool is heated year round so come on down and check out the classes and meet your fellow neighbors. Swimsuits are required!

Yoga Class: There is also a Yoga and Meditation class on Wednesday evening at 7:00pm. Once again, it is designed for people of all ages, people of all sizes and even for people who have physical limitations. I have heard this is an awesome class and people are enjoying it and wanting more. If you're ready to relax and rejuvenate, stop on by Wednesday evenings.

How about a Bridge Game: Yvette Cohen is looking to get some Bridge Players together. If you are interested, please contact Yvette at 561-737-3131 or via e-mail: yvettecohen@att.net. What a great way to relax and meet some of the great resident's here at Citrus Glen.

Monthly Board Meetings: I have to admit, it's probably not as much fun as the above activities but it is a great place to learn more about what is going on in "your" community. They are held the last Tuesday of each month at 7:30pm. 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. The agenda is placed in the Glass Case in the Clubhouse several days before the meeting and also e-mailed out to everyone that is on the e-mail list.

Board and Working Committees and Activities During 2012

BOARD OF DIRECTORS

Bob Foster, *President*
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Jim Taylor, *Treasurer*
Chris Aromandi, *Secretary*
Alan Neulander, *Director*

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Tapio Salin
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Arlene Aslanian

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Mike Kirby
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