



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
May 2016

Comcast Event and Rollout

After many months and tireless efforts on the part of the former President, Bob Foster, the Comcast Event went off in April! We had a great turn out by the residents that were interested in participating for the switch and take advantage of the lower Comcast bills.

We may still have some residents that have not participated and if you are one of them, please take note that we were successful in getting Comcast to extend the "final" cut-off date until July 15, 2016 for your free initial installation. If you were not interested in participating in the Xfinity upgrade, you are not mandated to do so, and you may keep your current equipment and should not be charged anything additional. Should any of the residents have questions or concerns please call 800-934-6489 and be sure and mention that you are a resident of "Executive Estates of Boynton Beach HOA." If for any event you are not able to resolve your issues by calling that number, then you may call the "Comcast We're On It" team at 866-671-5645. Please do not call either Scott, Bob or myself, although I will try to assist you in any way possible. It's not that we don't want to help but Comcast staff will only speak to the account holder. If you go to the Main page of our Citrus Glen Web site, www.Citrusglen.org, you will find all of the pertinent information necessary for placing orders, the handling of billing and technical issues, etc. Again, it was our goal to save money for the majority of our resident's on their Comcast bills and hopefully we were able to achieve that for you. I know I switched from AT&T and have saved over \$150 per month. Many of the residents I spoke with at the Event rollout stated they were saving money as well.

Do you want to be on our e-mail list?

Now that everyone has Internet in their homes, we would like you to send us your e-mail address so we can add you to our Master E-mail Distribution List. If you are not already receiving our e-mails, please send Bob Foster your e-mail address to add to our list. Periodically we will send out e-mails to everyone on this list. These e-mails contain information about "your" community. These are items like the announcement of upcoming Board Meetings, urgent information regarding something that we feel everyone needs to know about, an occasional lost family pet, various happenings going on in our community, etc. Please send your request to Treasurer@Citrusglen.org. Just simply ask to be placed on the e-mail list when you send this e-mail. You will be added to our e-mail list within 24 hours. This is a "confidential" list and for the members of our community only.

Community Update

There are a number of issues that have occurred in the past and we have good news about the final outcome.

First, our security cameras have solved a small rash of crimes that were taking place in the community and thanks to our neighborhood Boynton Beach policeman, Pete Zampini, the culprit has been arrested and is going to be prosecuted. It is amazing how much technology is making it extremely difficult for criminals to get away with crimes. If you have a security camera system, you may be enjoying the comfort of realizing that any acts of crime that are targeted towards you or your home can be recorded and help making the prosecution of these individuals easy. If you don't have a camera or alarm system it may be worth your investment to obtain one. These systems are not just successful in protecting you, but gathering information in regards to the activity that takes place on the street in your neighborhood. The Board voted to have another camera installed on the exit lanes to capture the drivers faces that will assist in the prosecution of any criminals in the future. The cost of the camera is less than the cost it took to replace the rear gate that was damaged by the recent rash of crimes.

We, as the Board, strongly urge any resident to keep a diligent watch out and report any unusual activity that may result in a crime. We still have issues with teenagers jumping the walls and climbing the fences and we have taken some steps to deter this activity and will continue to monitor the situation. In addition, the association is not responsible for any individual security issues that may occur as a result of the residents failure to take due care to protect their property. Each and every resident is responsible for their own security. The roving security we use is here to provide parking enforcement on the streets and the overflow lot. If they see anything suspicious they may stop someone and question them but this is not the main purpose they are here.

Tennis Courts

The tennis courts at the Clubhouse will begin re-surfacing on June 1, 2016, weather permitting of course. Hopefully there will be an increase number of tennis players using the courts after the new surfaces and nets are installed. If the gym in the Clubhouse is any indication of increased use, then I will venture to say there will be more participants. Should anyone be interested in participating or looking for a singles or double partner, please send a note to myself at: "President@Citrusglen.org" and I will put a list together and help coordinate the players or teams.

Zika Virus

As reported before in a previous Orange Peel, the Zika Virus is in the news almost daily. They (the news media) are reporting that it is expected to be in the Southern United States by the end of the summer season of 2016. We urge all residents to pay particular attention to stagnate or standing water that may accumulate in your yards or gardens. It only takes enough water the size that fills a bottle cap to provide a place of breeding the larvae for this type of mosquito. Remember to apply pest repellents when going out during the active periods of the day, sunrise and dusk. We certainly don't want anyone to contract the disease and put our future children in harm. The mosquito is predominately a low flying variety and will typically attack the lower legs and ankles. Be sure to apply repellent if you are experiencing these types of bites. Remember to flush out your Bromeliad plants or any similar plants that typically collect water in the leaf areas, this will prevent the larvae from hatching and spreading the disease.

Let Nature takes its course

"The Ducks"

Scott and I were walking down the street one day and we saw the cute and extremely friendly Ducks that visit our lakes and they were walking towards us without any fear. The comment was made, "Do you think someone is feeding them?" Well, it's not a good idea even though the baby ducks are so cute and everyone is enthralled with them, if they are fed by humans then they will never leave the lake area and they become dependent on human offerings. We are urging the residents **not to feed the ducks.** **This will do a dis-service to the ducks and will not let nature takes its course. Please discourage your children from feeding them as well as the good hearted people of the neighborhood from providing human food to the ducks.**

Happy Hour Events

Recently, two of our neighbors organized an occasion at the Clubhouse to have a Happy Hour event. I attended the event and found that the event was very successful and a good time was had by all. We had over 30 people participate with lots of good food, drinks and music. There is another event planned for June 23rd between the hours of 5:30 to 8:30 PM with some beverages provided and like the last event, guests are encouraged to bring snacks and/or other beverages of choice. There was such a great response with appetizers including hot and cold dishes, deviled eggs, sandwich rolls, and plenty of desserts. The gentleman that are taking on this event do request an RSVP, so please let me know if you are interested in joining the party. This event was initiated on the phone app called "Nextdoor", if you don't have it, then you might want to get it, as it also provides contacts and referrals for all kinds of things. You can also go to www.Nextdoor.com and join up if you don't use a smartphone. If you are interested, you may send a request to me at "President@Citrusglen.org" and I will send you the link and an invitation to join. If you are a new resident, please join us and meet your neighbors, it's a great opportunity.

Property Values

As reported in the past. The values in the neighborhood are continuing to rise with a number of sales that have taken place at over \$300,000. Many of the new residents when asked reported the looks and the well maintained appearance of the neighborhood was a deciding factor. They were even happier to hear that we are a "modern neighborhood" with the updating of the Comcast contract and the lower cost of the use of the Internet. All of us were notified of any issues that were determined by the A&E committee to be an issue. Many of the residents have promptly and swiftly taken the notices seriously and have corrected the noted repairs or issues. As usual, there are always a few that don't take it seriously until they receive the letters from the Attorney. Hopefully, this year we can have a 100% participation in resolving the repairs before that becomes necessary. If you are one of those whom is receiving notices and have resolved the problems, please send a written notice to Scott Straleau our property manager, as soon as possible. Our interest is to keep the community looking beautiful and a place of pride for the residents. We don't want any of our residents to have to incur any legal costs or fines.

Schools out for Summer

I remember counting the days until the end of school, and suffering through the final hours on the last day. Well, Schools out for summer soon, and we all need to be aware of the children that don't always pay attention to details or traffic. Please continue to stop at all the stop signs and obey the 20 mph speed limit in our neighborhood. Parking on the correct side of the street also provides better vision for the traveling cars to be able to observe the possibility of children playing or riding bicycles in the roads. As a resident that lives on the back side of Lawrence Road, I am aware of many speeding cars that travel that road. Just because the school is not in session, doesn't mean that children won't be present. Please keep our children in mind when you enter and exit our neighborhood. Everyone will benefit from the time taken to save a life.

Your Civic Duty

Thank you for taking the time to read this newsletter and discuss the issues with your family members or neighbors. We are always looking to have a greater participation in the civic affairs of the neighborhood and I encourage any of the residents to either attend or choose to apply for the committees that help the Board throughout the year. The time is worthwhile and requires very little time overall. Thanks again and hopefully everyone will have a safe and enjoyable Summer. If you are willing to join any of our committees, please e-mail me at President@Citrusglen.org.

Thank you for your ongoing support of our community,

Jill Connolly
President

Neighborhood Real Estate Watch ~ by Judy
“Citrus Glen Real Estate Activity”

As reported in MLS as of May 30, 2016

One Property For Sale in Our Community

List Price \$425,000 – 3Br/3Bath/Pool

Five Properties in Contract:

List Price \$234,888 - 2Br/2Bath

List Price \$284,900 - 3Br/2Bath

List Price \$303,500 - 3Br/2Bath

List Price \$310,000 - 3Br/2Bath

List Price - \$310,000 - 3Br/3Bath/Pool

Five Homes Sold in the Past 6 Months through MLS:

Sold May 6th for \$250,000 - 4Br/2Bath

Sold April 15th for \$300,000 - 3Br/2Bath/Pool

Sold March 15th for \$300,000 - 3Br/2Bath/Pool

Sold February 12th for \$327,500 - 3Br/2Bath/Pool (orig. list \$329,000)

Bank Owned Sold February 3rd for \$181,125 - 3Br/2Bath (orig. list \$219,900)

Summer's Dream Real Estate llc

Judy Angelovich, Broker,
Realtor, Citrus Glen Resident

~ 18 Years Experience Working with Buyers & Sellers ~

~ Thinking of buying or selling? ~

~ Call me with any real estate questions you may have. ~

(954)789-9099

SummersDreamRealEstate@gmail.com

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561-733-5550

Web Site: www.Citrusglen.org