



Orange Peel

CITRUS GLEN NEWSLETTER
NOVEMBER 2010

President's Message

It's the end of November. We've made through another hurricane season. The election is over and our mailboxes are no longer full of junk mail. We're enjoying the mild days and moderately cool nights that we have been waiting for since April. The gate's even working (at least as of the moment that I'm writing this).

It looks like we are going to keep working on the revisions to our HOA documents. At the October "Question and Answer" session, there were apparently more questions than answers. I do appreciate the time and effort spent by the many homeowners who read the entire 53 pages and noted several inconsistent or ambiguous areas and also had other constructive criticism of the proposed documents. The documents committee has been expanded to include more homeowners and will consider the comments and criticisms made at the meeting. We hope to have a revised version mailed out by the end of February.

We have lots of new landscaping. Although we're currently racing against our self-imposed deadline of November 24, hopefully we can get everything done on time. We're trying to get everything mulched, the flowers planted, and the replacement trees and bushes installed before the Thanksgiving holiday.

This is our first major tree planting project since the Hurricane Wilma cleanup. The new Landscaping and Property Improvements Committee recently surveyed the common areas and compared the trees in place with those on the plans originally submitted to the City in April 1988. Although the submitted plans do not include all of the HOA property (such as the side yards on the corner lots), the survey indicated that we are missing approximately 134 trees, of which 97 are oak trees. We have also removed many oaks and black olive trees from the front yards but we don't have an accurate count in that area. Similarly we have also lost some of the Queen and Sable palms from the front yards. We planted 14 oak trees, 27 palm trees, and about 500 bushes. This sounds like a lot but we probably have more than 1,000 trees and 10,000 bushes.

We gave our landscaper a budget and asked him to give us a recommendation that would give us the most benefit for the money. We did attempt to implement the homeowner requests but not everyone got everything they requested. Every yard probably has at least a couple of plants that don't look too good, some yards have many more than that, we simply can't replace every plant every time. We also have issues with replacing some of the palm trees which were originally planted near the houses. We're not sure if the trees should be that close to the houses and removing the existing landscaping to get access to the area, and then digging the old stump out, is relatively expensive. If you still want another tree, we will be planting more trees next year. Send us something in writing and we will try to find some way to accommodate you in 2011.

IF YOU GOT NEW PLANTS, IT WOULD HELP IF YOU WATERED THEM. New plants need to be watered every day for about two weeks. In some yards we have replaced the same plants two or three times. Our irrigation system does not have the capacity to water every yard every night.

The 2011 budget has been approved and is posted on our website. We did not increase the \$175 monthly

assessment. However, the 2011 budget reflects our priorities of maintaining our community and managing our accounts receivable. We have doubled the landscaping budget (more trees and plants) and also the legal budget (collecting the assessments and enforcing our maintenance standards). We anticipate having a surplus for 2010 and hope to have a small surplus for 2011. However, it's difficult to anticipate various unexpected expenses.

We will be doing the annual home inspections the week of January 14. Your HOA documents provide that you will maintain your home "in quality condition at all times as originally built by Developer." I would interpret this to mean that there are no visible signs of "wear and tear." If a homeowner refuses to maintain their home, the HOA has the option of levying a fine of \$1,000 per violation, filing suit for injunctive relief with the Palm Beach County Circuit Court, or both.

I'm asking all homeowners to inspect their properties between now and January and attempt to bring their homes up to standard prior to the inspection. Please save any receipts from work done such as driveway and roof cleaning. We normally consider a reasonable effort to comply in the determination of whether to seek additional enforcement. Most of us are proud of how our community looks and would like to keep it that way. Things we will be looking for in the January inspection are as follows —

1. Roof — Free of dirt and mildew. Standard is that scrubbing a small square with mildew remover will not result in area noticeably cleaner than remainder of roof.

2. Paint — As previously referenced, you are to maintain your house in a manner that will not reflect noticeable wear and tear as compared with the house as it appears when new. If you haven't painted your house in the last five to ten years, it probably is not in the same "quality condition as delivered by the builder." If the fascia is chipping or peeling, it will be presumed that the walls and fascia have not been painted recently and you will have to paint both. If mold, dirt, or mildew are on the walls, then you can pressure clean but will have to repaint if the pressure washing removes the paint.

3. Driveway — Free of dirt, mold, mildew, and oil stains. Should be in condition equivalent to our sidewalks which we are cleaning the week prior to the inspection. If the driveway is painted, the paint should not be chipping or peeling.

4. Mailbox — Painted haze gray, post perpendicular to ground, cedar wrapping in good condition. Haze gray paint is available at the Porter Paint store in Delray Beach. The store has the Citrus Glen formula in their computer. Home Depot can adequately replicate the paint using the formulas on our website. We also have a color sample in the office. You cannot go to Home Depot and buy any gray paint off the shelf; it will not be the approved shade of gray.

5. Garage Door — Free of dirt and mildew, no peeling paint or broken glass panes

6. Fence — Paint not flaking or peeling, boards free of mildew and dirt, no broken or missing boards, no visible wood rot, fence is straight and perpendicular to ground.

7. Front of House- Screens in good condition, bronzing not chipped or peeling

I would really appreciate everyone's cooperation with maintaining our community. We spend a lot of time, energy, and money on compliance issues. We have doubled our budget for legal expenses in 2011 and intend to enforce our maintenance standards. However, we would much rather spend this money on other areas to keep our community an attractive and pleasant place to live.

Sincerely,

Jim Taylor

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.

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.

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**

Come Join Our Pool Exercise Class for some fun

Monday - Wednesday - Friday
9:00 am to 10:00 am
Contact Inez 732-1253

**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.

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
151 Executive Circle - Mobile 561-317-5082
office 1-888-301-9733

"PHOTOGRAPHER"

(Citrus Glen Resident)

Weddings & Special Events

Family Portraits & more

Mention this ad for special rates

Call Paulette

(561) 742-1020

LOOKING FOR DEPENDABLE AND AFFORDABLE POOL SERVICE? FIRST MONTH SERVICE HALF PRICE. FREE ESTIMATES AND GUARANTEED LIGHTHOUSE POOL MAINTENANCE SERVICE INC.

**BRIAN MATHEWS OWNER/OPERATOR.
561-523-3657.**

**LAWN SERVICE
A CUTTING HEDGE
561-351-9421**

Muse News on Real Estate!

The National Association of Realtors (NAR) tells us that the full recovery of the housing market is (as expected), closely tied to unemployment numbers. They go further to say that if the Bush tax credits are extended, job creation could improve and as the jobless go back to work, improvement in the housing market should follow. Here's what's happening in our community.

	# of Properties	Lowest Price	Highest Price
Currently For Sale	7	\$170,000	\$249,000
Under Contract	1	\$182,000	\$182,000
Sold Past 6 months	0		

- Average Days on Market Market 120
- The two lowest priced properties are short sales
- This is a short sale - days on market 515
- No properties have closed since April

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.



Citrus Glen Annual Holiday Party •

Saturday Dec, 11

from 6:30 pm to 10 pm

at the Clubhouse

please call Maria D’Palo

to RSVP 292-1557

and save your space today!

Only 50 seats are available

Don’t miss the fun

One ticket per person required at door for entry

All 50 seats are available on a first-come,
first serve basis

Happy Holidays to All



Dear Neighbors:

The holiday’s are just around the corner and in the tradition of Citrus Glen, we would like to organize a Holiday Party for the purpose uniting our community, building relationships among residents and enjoying the holiday season with neighbors.

To better meet everyone’s expectations for the party, we would like some feedback. Please take a moment to answer the following questions so we can determine if and how you would like to celebrate the holiday at Citrus Glen and what direction the party should take.

Thank you to the ladies of the social committee - Amy F., Teresa M., and Inez G. for your dedication to our community. And, thank you in advance for your collaboration with this information request. I look forward to hearing from you.

Please return this survey to me, Maria D’Palo by e-mail moliva123@hotmail.com or feel free to call me at 561-292-1557.

_____ Yes, I will be attending the Christmas Party Saturday 11, 2010 from
6:30 pm to 10:00 pm

_____ No, I will not attend this year.

_____ I would like to be on the “Holiday Party Committee”



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



WE ARE HAVING TOGETHER . . .

DON’T MISS IT!! • TUESDAY NOVEMBER 30TH

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*

Architectural Advisory Committee

Alan Neulander, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin

Landscape and Property Improvements Committee

Jim Taylor, *Board Liaison*
Marilyn Kelly, *Chairperson*
Arlene Aslanian
Pris Neulander

Technology

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

Fines Committee

Barbara Muse, *Board Liaison*
Bonnie Valentino, *Chairperson*
Kalil Shalhoub
Mike Kirby
Chris Aramondi
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