



Orange Peel

CITRUS GLEN NEWSLETTER

NOVEMBER 2011

President's Message

In the last newsletter I declared hurricane season to be over. I was a little worried about my prediction when, immediately after the distribution of the newsletter, a new storm appeared in the south Atlantic. However, it turned north before coming close to the Florida coast. I may still get out of the weather predicting thing. We are now officially into the holiday season. We have been trying to get the property spruced up with the annual mulching, planting of the seasonal flowers, landscape updates, and the Christmas decorations. We should have most of this completed by Thanksgiving or the weekend following in the case of the Christmas decorations. I hope everyone has a happy holiday season.

January Inspection. Our property manager will be doing the annual property inspection in the first couple of weeks in January. Please take a close look at your house and check for items such as dirt or mold on the roof, stains or peeling paint on the driveway, mailboxes needing repairs, painting, or replacement, fences with rotting or missing boards and/or stains or peeling paint. If the fascia on your house is peeling or the paint on the walls is flaking or chalking, it may be time to repaint your house. Remember, the standard is that your property is to be maintained in approximately new condition, the same as it was originally delivered by the builder to the first owner. If you need a new cedar wrap mailbox, you can normally find one at Ace hardware (if they are out of stock, they can order one for you). You can also buy the mailboxes on line. Please also remember that not all gray paint is "haze gray." You can get haze gray paint at the Porter Paint store in Delray or an equivalent color mixed at Home Depot. However, if you get some generic gray paint off the shelf at Home Depot, or some other retail outlet, it will not be the acceptable color and you will have to repaint using haze gray.

The Gate. I would really love to write a newsletter without discussing the gate. The universal code of *4106 appears to be working relatively well. However, I am somewhat frustrated with the few homeowners and visitors who can't grasp the concept that this is a five digit code and first digit to be entered is the "star." And the * symbol is not the same as the # symbol. This isn't rocket science; we should all be able to figure this out. We are also having a persistent problem with someone who either doesn't know the code or refuses to be bothered with it. The same person broke the gate twice last week, between one and three in the morning. The gate breaks when someone forces the gate up by lifting it. The lifting breaks the plastic fasteners holding the arm and we have to replace the fasteners' each time. We have pictures of the violator from our security cameras. However, at this time, we have not been able to positively identify the persons involved. It costs us about \$75 each time to have the gate repaired. We are also currently employing a security guard to periodically man the gate between midnight and daylight to prevent and/or identify the "gate crashers." However, this is also costing us over \$100 per night. We simply can't afford to keep paying to repair the gate or to have the gate manned on a continuous basis. Entering Citrus Glen by forcing the gate is both trespassing and vandalism. We have discussed the matter with the Boynton Beach police and we will file criminal charges against any identified violators. I would appreciate the community working together on this important issue.

Compliance issues:

- Pending lawsuits: Our Homeowner's Association (HOA) is continuing to enforce our protective covenants and we have two on-going lawsuits with homeowners who have refused to properly maintain their properties. Both these cases involve owners who refused to clean their roofs. One also refused to repair their fence and the other to repair their mailbox. Both of these homeowners could have hired someone to make the requested repairs for probably less than \$300. I can understand that we may sometimes have differences of opinion, but neither homeowner ever responded to any of the numerous HOA letters, contended that the requested repairs were unnecessary, or in any way acknowledged that they have any responsibility to

maintain their houses. I simply can't understand what they are thinking. The HOA anticipates eventually prevailing on both these cases and to be awarded legal fees as the prevailing party. What would have been a minor expense to the owners will now also include several thousand dollars in legal fees.

•**Commercial/oversize vehicles:** Our manager has asked the security company to identify commercial or oversize vehicles being parked overnight in Citrus Glen. A commercial vehicle is any vehicle, primarily trucks, with signs, tools, tool beds, ladders, etc. These must be parked in the owner's garage if they are to be kept overnight in Citrus Glen. An oversized vehicle is any vehicle that can't be parked inside the owner's garage. Our garages are approximately 20 feet deep and the door opening approximately seven feet high (this is probably a little generous). Any vehicle having manufacturer's specifications in excess of these dimensions is considered oversized and is not allowed in our community on a permanent basis. Most stretch limousines and van conversions are similarly oversized and not allowed. We will first request that noncompliant vehicles be removed from Citrus Glen and, if the owner does not comply, will start to fine the owner \$100 per day for each continuing violation and/or initiate legal action requesting injunctive relief. If you have any questions as to whether your vehicle is in compliance, please contact our property manager, Scott Straleau.

Other homeowner issues. I am frequently contacted, either by e-mail or phone, as to homeowner issues. Although I am the president of the HOA, I would like to remind everyone that this is a nonpaying volunteer position. I do sympathize with your issues and want you to be happy living in Citrus Glen. However, we have a property manager that we pay to deal with these issues. I am not involved on a day-to-day basis with the landscaping or maintenance staff. I am not even here about half the time. I normally simply forward your questions and complaints to the manager. I would appreciate you starting the process with our manager and only bringing it to me if you are not satisfied with the action taken by the management company.

Finances. The proposed budget was adopted at the October board meeting. The monthly assessments will remain at \$175. This is the second consecutive year in which we have not raised the monthly assessments. I am glad we were able to do this but it does come with some tradeoffs. We are continuing to stretch the intervals on some routine maintenance items and also to take a "hard line" with our vendors. We should finish out our 2011 fiscal year in relatively good shape, at least within the parameters we budgeted. We currently have a budget surplus but we normally operate at a loss in the fourth quarter due to once a year items such as the mulching, sidewalk cleaning, end of summer landscaping updates, and planting of the seasonal flowers. We also need to spend about six or seven thousand dollars on the pool area. One of the pool heaters needs to be replaced, the state wants us to upgrade the chlorine dispenser system, the pool deck needs to be refinished, and most of the chairs need to be re-strapped. We also need to decide on a permanent solution to the gate issues. We have the money for all these items and plan on funding them from the 2011 budget.

New documents. The documents committee continues to work on this important project. The plan is now to include the ballot materials and recommended changes in the package sent out for the annual meeting in January. This is an attempt to be efficient since these mailings are expensive and we would like to limit them as much as possible.

Jim Taylor

**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

**JOIN US AT THE NEXT MONTHLY
MEETING AND SEE THE FUN
WE ARE HAVING TOGETHER**

DON'T MISS IT!!

TUESDAY

NOVEMBER 29 TH



Gate Reminder

At that time, the gate can be opened either by using the dialer and having the resident open the gate or by using the following 5 digit access code –

*4106

If you have problems with the gate after this date, you should email Bob Moreno at bob@citrusglen.org or call at 561 733 5422. If you send an e-mail, please be sure to include your name, lot number and telephone number.

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.

Come Join Our FREE Pool Exercise Class for some fun

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

Boynton Beach Holiday Event Saturday, December 3, 2011

5:00 p.m.
41st Annual Holiday Parade: North on Federal Hwy.
from SE 12th to Ocean Ave.

6:30 p.m. Lighting Ceremony: Ocean Ave.
between Seacrest Blvd and SE 1st St.

7:00 p.m. FREE Concert featuring Brass Transit,
"Chicago" Tribute Band. Ocean Ave.
between Seacrest Blvd and SE 1st St.

Food & beverages available. No pets.

CRA Information Line: 561-737-3256
www.boyntonbeachcra.com

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4 Things you might not have known about your Cell Phone

For all the folks with cell phones.

(This should be printed and kept in your car, purse, and wallet.

Good information to have with you.)

There are a few things that can be done in times of grave emergencies.

Your mobile phone can actually, be a life saver or an emergency tool for survival.

Check out the things that you can do with it:

FIRST (Emergency)

The Emergency Number worldwide for Mobile is 112. If you find yourself out of the coverage area of your mobile network and there is an **Emergency, dial 112** and the mobile will search any existing network to establish the emergency number for you, and interestingly, this number 112 can be dialed even if the keypad is locked. Try it out.

SECOND (Hidden Battery Power)

Imagine your cell battery is very low. To activate, press the keys *3370#. Your cell phone will restart with this reserve and the instrument will show a 50% increase in battery. This reserve will get charged when you charge your cell phone next time.

THIRD (How to disable a STOLEN mobile phone?)

To check your Mobile phone's serial number, key in the following Digits on your phone: *#06#. A 15-digit code will appear on the screen. This number is unique to your handset. Write it down and keep it somewhere safe. If your phone is stolen, you can phone your service provider and give them this code. They will then be able to block your handset so even if the thief changes the SIM card, your phone will be totally useless. You probably won't get your phone back, but at least you know that whoever stole it can't use sell it either. If everybody does this, there would be no point in people stealing mobile phones.

And Finally, FOURTH (Free Directory Service for Cells)

Cell phone companies are charging us \$1.00 to \$1.75 or more for 411 information calls when they don't have to. Most of us do not carry a telephone directory in our vehicle, which makes this situation even more of a problem. **When you need to use the 411 information option, simply dial: (800) FREE411 or (800) 373-3411 without incurring any charge at all. Program this into your cell phone now.**

Muse News on Real Estate!

The 'snowbirds' are on the way down and there are 3 active listings in the community. With inventory this low, if you are considering selling, now might be the time to take some action.

Here's what's happening in our community

# of Properties		Lowest Price	Highest Price
Currently For Sale	3	\$180,000*	\$219,000
		• Average Days on Market 40	
Under Contract	0		
Sold Past 6 Months			
List Price	8	\$150,000	\$245,000
Sold Price		\$150,000	\$225,000
		• Average Days on Market 170	
		• 4 short sale – 4 property owner - • 1 five bedroom	

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.

Board and Working Committees and Activities During 2011

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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