



# Orange Peel

CITRUS GLEN NEWSLETTER

NOVEMBER 2012

## President's Message

*It's a busy time here at Citrus Glen!*

***FYI – Community Yard Sale  
will be Saturday, November 17, 2012 from 7:00am to 12 Noon  
(see back page for more details)***

***Exciting things are happening:*** It's that time of year as the holidays start to approach. Pretty soon you will be seeing the seasonal flowers going in, the fronts of all of the homes and common areas will be mulched, sidewalk cleaning will be taking place and road repairs will most likely be completed by the time you receive this newsletter. The Holiday lights will be installed at the front entrance and once again that Holiday Spirit will be visible to all of the great people who live here in Citrus Glen. The Executive Circle Lake Restoration has been completed and it turned out beautiful. As soon as the funds are replenished we will be doing the lake behind the clubhouse. These are just some of the things that are going on in the near future as we continually strive to improve and maintain our "Little Slice of Paradise"!

***Annual Budget:*** It's amazing what all goes into doing an Annual Budget. Every line item had to be reviewed to determine what was done in 2012 and what will be needed for 2013. We look at areas that we can make cuts in and what areas do we need to make investments in. Additionally, you have to consider the life expectancy of certain items, estimate what price increases we may face in 2013 and then run the numbers and see where we stand. The most important thing we keep in mind while doing the annual budget is making sure that we always make our decisions based on what we feel is in the best interest of the community. Once we have completely analyzed the history and predicted the future, we run the numbers and come up with a bottom line amount. At that point, the board meets, reviews the budget, questions are asked and a vote is taken to approve the budget.

Over the past two years Comcast raised its rates and it is predicted they will continue to do so in the future. The yearly increase is typically 5% over the previous year. The first few years were covered by a onetime payment they gave us to help offset the new rates.

We also budgeted for the updating of the Security Systems at the Gatehouse. Thanks to the help of a few of our residents, we have been able to keep the old technology in our gatehouse working. It has been app. 2 years that we have been running on a temporary fix since our system was hit by lightning. It was felt that there was no use throwing good money after bad and this new system would provide the best investment for our community. In the near future you will be seeing the installation of New Cameras at the Residence Entrance, Guest Entrance and the Exit along with a New Kiosk where guest will be connected to a central guard station where they will be verified as a legitimate guest before being let in. This will be done utilizing the latest technology that will carry us well into the future. There are many more benefits to this system that will be discussed more in the next newsletter.

Our community has gone for two years without any increases in the monthly assessment and that even includes making it through one unprecedented storm that brought the worst flooding to our community in its history. (Luckily, no homes were damaged). Bottom line, we were able to hold the monthly increase to 4%. This will bring the monthly assessment from \$175.00 to \$182.00 which will allow us to provide the above items while maintaining our community at the same quality standards that we have in past years. Each resident will be receiving a copy of the new budget in the mail along with your new coupon books.

**New Proposed Community Documents:** The New Proposed Community Documents were on the web site and made available to the community for app. 3 weeks and we did not receive any additional comments. At this point they have been forwarded to our legal counsel for final review and writing. They will be printed out and mailed out to all residents to be voted on at our Annual Meeting on January 29th, 2013. You will be receiving your Notice of the Annual Meeting along with a Voting Proxy in the near future. Keep an eye on your mailbox for them. We will also have copies available at the Clubhouse Office once they have been mailed out. We must make sure we have a quorum for our Annual Meeting so be sure if you are not going to be there to please fill out a Proxy and turn it in. The updating of our documents plays a vital role to maintaining our community.

**Board Nominations:** January 29, 2013 is approaching fast! If you would like to run for the board in January, there are going to be 3 positions open. I lived here for almost 14 years before I ran for the board. I never realized how important it was to play an active role and serve our community. You get to learn the why and how things happen. You provide your input as one of 5 board members and help us continue to make Citrus Glen the great community it is. If you would like to run for the board, please either complete the form on the back page of this newsletter or send us a written request just simply stating your name & address and provide a brief history about yourself and why you want to be on the board. Please send this information to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL 33436 or drop it off at the office in the Clubhouse.

If you want to run for the Board, you can also go online to: [www.Citrusglen.org](http://www.Citrusglen.org) and click on "Contact Us" and submit your information there. If you submit your nomination online, you will receive a confirmation of your submission within 24 hours. If you don't receive it, please let us know so we can make sure we receive your nomination.

**Annual Inspections:** We live in a community that is 20+ years young and it looks great. We always hear from New Residents and Realtors that one of the main things that draws people to our community is how great our community looks. Prospective buyers and guests are impressed with Citrus Glen the moment they first drive in. This takes the effort of each and every resident to keep their home maintained and also the association to keep the grounds of the community looking good.

The Annual Inspection Team will be performing their inspections of each and every residence in January of 2013. This is a non-invasive inspection that occurs by a designated team of people walking down the street and making notations of items they see that may be in need of improvement and/or repairs on your home. Each and every person on the team must agree on each item they find. In the event there is an item they cannot all agree on, it will be turned over to a secondary team to make a determination if that item should be placed on your "To Do List". Once all of the reviews are completed, you will receive a letter in the mail letting you know if your home passed the inspection or if there were any items found that need your immediate attention.

Although it is only November of 2012, please take a few minutes and go outside and take a look at your home and see if your home is in need of any repairs or touch ups. Here is a list of the items on the list: House Condition; Fascia Board; Front Entrance; Roof Condition; Garage Door; Mailbox Condition; Rear House; Patio/Awning; Screen Condition; Driveway; Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall. Take a look and see if any of these items are in need of repair, cleaning, painting, replacing, have mold or mildew on them, etc. Nothing like having the answers to the test "before" the test! Please let us know if you have any questions.

**Monthly Tip:** I recently had lunch with an acquaintance of mine and wanted to pass along his information in hopes that it may help at least one of our residents or potential residents. He is in the mortgage business and is eagerly looking for new clients. Are you looking for a New Mortgage? Do you know if your existing loan is owned by Fannie Mae? Did you know with a FHA streamline loan, you don't need an appraisal? Rates are at a Historic Low so if you are looking to get your monthly payments reduced, lower your interest rate, take cash-out or purchase a home, please contact him at the number below. He will go the extra mile to help you reach your goals. His name is Kerim "K" Urkun. He is with Gold Star Financial. You can call him at 954-626-6414 or via e-mail at: [kurkun@goldstarfinancial.com](mailto:kurkun@goldstarfinancial.com) (NMLS: 937003)

Have a Great Month and thank you for your support,

*Bob Foster* CGPresident@Comcast.net

# Clubhouse Activities

**Pool Class:** 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.

## HANDYMAN/PRESSURE CLEANING SERVICES

LICENSED & INSURED CITRUS GLEN RESIDENT  
WE DO EVERYTHING BILL 561-352-9391

### Housecleaning Service

Are you looking for weekly, or monthly housecleaning services? Maybe you need some help to get things cleaned up for the Holidays? Call Marv! 561-283-5685  
(Comes with Citrus Glen References)



JOIN US AT THE NEXT  
MONTHLY MEETING  
DON'T MISS IT!!  
TUESDAY NOVEMBER 27 TH



*Meet your neighbor ...  
Let them take care of...*

### LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED  
LIGHTHOUSE POOL

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BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657

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561-889-6009

RESIDENT OF CITRUS GLEN

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### Judy Angelovich, Realtor New York & Florida

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**Coldwell Banker, Boynton Beach**

Citrus Glen Resident

[JmaRealEstate@aol.com](mailto:JmaRealEstate@aol.com)

(954) 789-9099

### 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](mailto: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.

# CITRUS GLEN ANNUAL YARD SALE

Want to clean out your garage, attic or just sell items you don't have any use for? Now is the time during our community wide yard sale on Saturday November 17, 2012.

Garage sales can be a great way to help you clean out those old unwanted items and turn them into some nice cash money. So, it's time to start your fall cleaning and turn your junk into some else's treasure!

DATE: **Saturday November 17th 2012**  
TIME: **7:00AM to 12PM**  
PERMIT and ADVERTISING FEE: \$6.00

Please complete the "City of Boynton Beach Permit Application" and turn it into one of the following volunteers: (Permit Applications were delivered to your Mailbox Tube)

**Michelle Urban** 561-523-4435 murban184@hotmail.com

**Barbara & Gus Villeda** 561-737-8026 honest2themax634@bellsouth.net

Registration deadline is Tuesday November 13, 2012. Our Team will submit your Permit for you to the City of Boynton Beach so they need the adequate time to collect your permit application and \$6.00 fee. Our team will deliver your permit to you personally. Please contact one of them to pick up your application.

*We hope that you have a fun and successful day!*

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## January 2013 Elections

Please complete if you would like to run for the Board

Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

How long have you lived in Citrus Glen? \_\_\_\_\_

Reasons you would like to run for the board: (Attached an additional sheet if necessary)

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Brief History about yourself: (Attached an additional sheet if necessary)

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## Board and Working Committees and Activities During 2012

### BOARD OF DIRECTORS

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

### Architectural Advisory Committee

Scott Straleau, *Board Liaison*  
Dick Heinick, *Chairman*  
Joe Eichenlaub  
Ron Clare  
Tapio Salin  
Charlene Bothoff

### Landscape and Property Improvements Committee

Scott Straleau, *Board Liaison*  
Pris Neulander, *Chairperson*  
Arlene Aslanian

### Technology

Bob Foster, *Board Liaison*  
Bob Moreno, *Chairman*

### Fines Committee

Scott Straleau, *Board Liaison*  
Bonnie Valentino, *Chairperson*  
Mike Kirby  
Bob Moreno

### 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