A Message from the President. . .
Steve Carl

The 2019 Budget, mailed to each homeowner last week, was approved by the board of directors at our HOA meeting held November 27. Property manager, Scott Straleau, explains that the budget is drawn up by calculating the past year's expenses, any shortage from projected expenses for the past year, and the projected maintenance and yearly increases in expenses for the coming year, such as cable, electric, security, legal, etc. The budget for 2018 with the minimal $2/monthly increase in fees left the HOA with a $12,000 deficit. The 2019 budget, with an $11/month increase in fees, will correct that shortage as well as facilitate the projected expenses and increases for 2019. Homeowners will pay $293/month in 2019. Those who have paid the special assessment in full will pay $249/month.

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Replacement mailboxes for the community were also approved by the board of directors at the HOA meeting. The current style is no longer available. In August and September more than half the community responded to a survey regarding a style that would match our road signs at an estimated cost per home owner of $375-400. The results were split down the middle, with half the community eager for the new style, and the other half against it. I would like to express my appreciation to all respondents, especially those who took the time to comment, make suggestions, explain their reasons, and even suggest alternatives. Of those opposed, most liked the design but felt it was too expensive. Some asked me to please go back to the vendor again and try to negotiate a lower price, which I did. Others suggested a payment plan, which has been approved. Only 6 disliked the style. Every single response was taken into consideration, with a goal not just of going with the majority, but of hearing what everyone had to say and trying to work out a solution that most will be happy with.

At the HOA meeting, I presented the survey results plus 3 alternative mailbox styles to the board: (1) the surveyed style modified to exclude the decorative scroll supporting the mailbox,
a smaller flyer tube and a ball top instead of the decorative pineapple; (2) a Home Depot mailbox with 3 different posts and 3 different costs; and (3) a style from another vendor. The modified survey style by Beautiful Mailboxes brought the price per home owner down to $300. The other styles considered were simpler in design, less durable, and close to or even more costly when everything including the post and installation were figured in. The modified mailbox was approved with payments spread out over 6 months. After the meeting, the board agreed to extend the payments to 12 months, allowing $25/month for the mailbox.

Mailbox replacement is planned for early 2019. The mailboxes have a 3-year manufacturer warranty. A photo of the accepted mailbox can be found on the last page of this newsletter. We are looking into the possibility of changing the location of the new mailboxes to the opposite side of some of the driveways if requested by the homeowner and if that change would allow an easier and safer exit from homes directly across from existing mailboxes.

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**Susan Tobin has volunteered to serve as a member of the A&E Committee, and the board voted their approval at the HOA meeting. There is still another vacancy to be filled. If you have the time and interest to become a member of this important committee, please contact me at President@CitrusGlen.org. Among other things, this committee is responsible for reviewing all Architectural Review Board Requests for home improvements, repairs and alterations, and to help insure that they are performed within the scope of our HOA documents. Our thanks to Susan for her assistance, and to previous committee members Missy Urban who has moved out of our community and Andrew Sozzi for their time and dedication.**

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Other items discussed by Scott Straleau at our HOA meeting were: (1) Our Club House pool needed 2 center feeders replaced on November 21, after undergoing repeated repairs over the past several years. The repairs did not impact the opening of the pool for the Thanksgiving holiday. (2) The overnight parking patrol submits reports every 2 weeks, and all continues to be well in our community. Any violations are quickly remedied by residents. It has not been necessary to tow any vehicles. (3) The arborist will be back to trim the remaining few trees. (4) Our landscapers have planted flowers for the holidays in front of the Club House and throughout the community, and more will be planted at the entrance and around signs. (5) Holiday lights are being installed at the entrance to the community.

Questions from the residents in attendance at the meeting included: (1) Mulching – more mulch will be ordered for around the lakes. (2) Sprinklers - have been repaired. Any areas with
dead grass will be addressed by the landscapers. (3) A review will be conducted of reported debris around Executive Lake.

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**Annual inspections will be conducted in January.** Please be pro-active and take a look at your house exterior, checking the condition of your privacy fence, house and trim paint, roof, facia, doors, screens and driveway. Thank you to all who keep their homes in beautiful condition all year long. As a review, here are our specific Covenants & Bylaws we have agreed to follow:

**11.2 Lot Owner Maintenance.** Each Lot Owner is responsible, at the Owner’s own expense, for all maintenance, repairs and replacements of his own Lot, Unit and Limited Common Areas. The Lot Owner is responsible for all maintenance, repair and replacement of the Owner’s Lot except to the extent the governing documents specifically impose that duty on the Association. The Owner shall maintain all areas of the Lot in a neat and attractive condition. The Owner’s responsibilities include, without limitation, the following:

(A) Painting all exterior painted areas with colors approved by the Board of Directors. No Owner shall change the exterior color of the Owner’s Unit without the written consent of the Board of Directors under the standard procedure for approval of alterations,

(B) Keeping the exterior surfaces reasonably free of peeling or deteriorated paint, mildew, rust deposits or other discoloration.

(C) Replacing broken or deteriorated roof tiles with tiles conforming in color and design to the existing tiles.

(D) Keeping the roof reasonably free of leaves and other debris accumulation.

(E) Repairing or replacing, as necessary, rotten or deteriorated exterior wood items, including fascia, trim, doors, wood fences and wood gates.

(F) Replacing torn or damaged screens and broken glass.

(G) All pest control.

(H) Cleaning, maintaining, repairing and replacing the driveway including any portion of the driveway between the Lot line and the street. An Owner shall be required to remove any stains or discoloration from the driveway. If a driveway is cracked, damaged, or otherwise in need of repair, the Association may require the Owner to properly repair the driveway and take action to restore it to a neat, safe and attractive condition. If the Owner should choose to refinish the driveway, the Owner shall submit the proper application for approval by the Board of Directors.

**11.3 Alteration of Lots or Common Area by Lot Owners.** No Owner shall make or permit the making of any exterior alterations to his Lot, Unit or the Limited Common Area, or in any manner change the exterior appearance of any portion of those areas including landscaping,
without properly submitting and application and obtaining prior written approval of the Board of Directors. The Board shall require a standard application to be submitted, as well as plans, material samples and/or other materials the Board considers relevant. An approval or disapproval shall be provided within thirty (30) days. No construction or alteration may take place until approval is received. Owners are required to complete the alteration within three (3) months of approval. Written requests for extensions must be applied for prior to the three (3) month expiration date.

If a Lot Owner makes any modifications, installations or additions to his Lot or the Limited Common Area, the Lot Owner, and his successors in title, shall be financially responsible for the insurance, maintenance, repair and replacement of the modifications, installations or additions, as well as the costs of repairing any damage to the Common Area or other Lots resulting from the existence of such modifications, installations or additions, and the costs of removing and replacing or reinstalling such modifications if their removal by the Association becomes necessary in order to maintain repair, replace, or protect any other part of the Common Area or Association property.

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Is your house on the market for sale or lease? Please go to www.CitrusGlen.org for the Purchase & Lease Application and New Resident Information packet. “The completed applications must be submitted to the Association office at least thirty (30) days prior to the closing date or occupancy.” Once you have an accepted purchase offer or lease agreement, please have your buyer/tenant/realtor download this application and get it to our Property Manager (Tuesdays and Thursdays at the Club House 9am-11am) asap to avoid a delay in Closing.

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Requested review of our Parking rules, from our Covenants & Bylaws:

2.6 Parking and Speed Limits.
(A) Parking is permitted in the garage and driveways. If the garage is not used for parking, the vehicles must be parked in the driveway or parking pad. Street parking shall be permitted only on the sidewalk side of the street, and street parking is prohibited between 2 AM and 6 AM. Parking on the sidewalk or grass is prohibited. Violators will be towed. Larger vehicles that do not fit in the garage are prohibited from parking on the street. The limitations on street parking have been enacted to permit emergency service vehicles to access Units and otherwise prevent an unsafe or unsightly environment. The Board of Directors may further restrict parking on the street.
Complaints have come in about motorcycles being parked on porches, cars parked on the wrong side of the street, blocking driveways and sidewalks, or making it impossible to back out of one’s own driveway. Cars parked on driveways may not extend beyond the driveway to block the sidewalk ever, day or night. Nobody should need to walk off the sidewalk and into the street to get around your vehicle.

12.7 Vehicular Provisions:
(A) THE FOLLOWING VEHICLES ARE PROHIBITED UNLESS PARKED IN THE GARAGE WITH THE GARAGE DOOR CLOSED:
(1) Trailers, motorhomes, campers and habitable motor vehicles; (2) Trucks and pickup trucks, except that the pickup trucks which satisfy all the following requirements may be parked in the driveway: used as personal passenger vehicles; have no signs; have the bed covered by a commercially manufactured cover designed to fit the particular vehicle; have no ladders, racks or external tool boxes; cannot exceed height of garage door; and cannot exceed 232 inches in length. Vehicles such as Ford Sport Trac, Honda Ridgeline, Chevrolet Avalanche, and Cadillac Escalade EXT which have a rear cargo bed outside the passenger compartment must be parked in the garage with the garage door closed unless they fit within the criteria for parking pickup trucks in the driveway. Pickup trucks with dual rear wheels are prohibited (3) Vans, except for vans with full perimeter windows. Vans with full perimeter windows which are not are not commercial vehicles are permitted be parked in the driveway. (4) Commercial vehicles which shall include, but not be limited to vehicles with any of the following: commercial lettering, signs, ladders, racks or equipment, etc. (5) Construction vehicles. (6) Boats, jet skis, personal watercraft, off road vehicles, all recreational vehicles. (7) Inoperable vehicles. (8) Vehicles without current registration and/or tags. (9) Vehicles which are an eyesore. (10) Limousines. (11) Buses. (12) Covered vehicles unless the cover is in good condition at all times. (13) Golf carts. (14) Motorcycles and mopeds.

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Annual Board Member Elections will be held at our HOA meeting on January 29, 2019 at 7:30pm at the Club House. Three members are up for re-election: Steve Carl (myself, currently serving as President), George Kamel (currently serving as Director), and Jill Connolly (currently serving as Vice President). You will all be receiving mail-in Proxies prior to the meeting. To have your vote counted, this form must be submitted on time, filled out correctly and signed. Please read the instructions carefully. You will be voting for members to take a seat on the board. The positions they will serve in is then decided by the board members.
If you have an interest in serving on the board, please send the following information to me at President@CitrusGlen.org before the end of the year. I will get a newsletter out the beginning of January with your submission so the community has it in time for elections. If you feel you can make a difference, please volunteer to serve your community.

Yes, I would like to be a candidate for a seat on the 2019 Board of Directors of Citrus Glen.

My Name and Address: ________________________________________________

My phone & email address (will not be published): __________________________

How long I have been a resident of Citrus Glen: ___________________________

How I feel I can make a difference, my background: _______________________

____________________________________________________________________

____________________________________________________________________

Any other information you would like to share with the community: __________

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A reminder that the **Next Door website is not a legitimate forum for board- or committee-directed comments and concerns that** residents would like reviewed. If you need to reach out to us, please use the email contact form on our [www.CitrusGlen.org](http://www.CitrusGlen.org) website or stop by the Club House Tuesdays and Thursdays from 9am-11am.
Citrus Glen Real Estate Activity
MLS Status as of December 2, 2018

3 Properties for Sale in our Community:
Bank Owned List Price $275,600 - 3Br/2Bath
List Price reduced to $310,000 - 3Br/2Bath
List Price reduced to $325,800 - 3Br/2Bath/Pool

1 Property In Contract:
List Price $329,000 - 3Br/2Bath

5 Homes Sold in the Past 6 Months Through MLS:
Sold July 10 for $300,000 - 3Br/3Bath (original list $329,900)
Sold August 30 for $329,000 - 3Br/3Bath/Pool (original list $345,000)
Sold October 10 for $320,000 - 3 Br/2Bath (original list $375,000)
Sold November 9 for $337,000 - 3Br/2Bath (original list $339,788)
Sold November 14 for $305,000 - 3Br/3Bath/Pool (original list $335,000)

Judy Angelovich, Broker
Summer’s Dream Real Estate, Inc.
(954) 789-9099

Board of Directors:
Steve Carl - President
Jill Connolly - Vice President
Chris Aromandi - Secretary
Jim Massey - Treasurer
George Kamel - Director

A&E Committee:
Jill Lemire
Paulette Martin
Joe Eichenlaub
Susan Tobin

Interview Committee:
Inez Guglielmo - Chair

Property Manager:
Scott Strauleau, L.C.A.M.
(561) 733-5550

Wishing you all a very happy and safe holiday season!
A special thank you to Pete & Kelly & family, and Polly & Jill who volunteered their time and at their own expense placed Santa hats on mailboxes throughout our neighborhood, spreading Holiday cheer.

Web Site: www.CitrusGlen.org
PIN 141
With 2" x 2" Flyer Tube

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CMB 4
Cast Aluminum Mailbox