



Orange Peel

CITRUS GLEN NEWSLETTER
OCTOBER 2010

President's Message

This president thing is sort of like having my own blog. I get to write whatever I want. I'm now reflecting on the past year. I believed the Government's warning about the H1N1 flu pandemic and got the second flu shot. I'm the only one that I know who actually got the extra shot and I don't know anyone who actually got the swine flu. Then we had the gulf oil spill. The media predicted that this would be the end of the world as we knew it. The huge oil slicks would ruin the pristine beaches of west Florida, do irreparable damage to the Keys, and the ocean's currents would inevitably carry the noxious oil onto our own beaches. I don't think any of this happened. In my opinion, the media hysteria did more damage to Florida than the oil spill. Perhaps the tourist industry should be suing the media instead of BP. The third revelation by the media oracles was that, as a result of our frivolous use of carbon based fuels, and the resultant global warming, we were going to be punished with a devastating hurricane season. Since I travel quite a bit, I must have missed it while I was out of town.

I would like to encourage everyone to vote in the November elections. I'm not sure if it will do much good but at least it gives us the right to complain about who gets elected. As I suggested in the previous paragraph, I don't think you should rely upon the newspaper or other media to tell you how to vote. I suspect they don't know any more than you do. I don't know how I'm going to vote. The Democrats promise everything for everyone and that sounds nice. However the premise of "from each according to their ability and to each according to their need" didn't work out too well with either Stalin or Mao. I think tens of millions of people starved to death in both Russia and China using that theory. The Republicans claim that if I don't vote for them, the cost of the spiraling national debt will be passed onto our children and grandchildren. Are these the same young people with the irritating music and baggy pants? I'm not sure why I should have a problem with them paying my bills. I guess I need to think about this some more. In any event, please vote in November (and also get your flu shots).

Yes, I know the gate is not working. If there is still someone in Citrus Glen who has not brought that to my attention, you can safely strike that off your "to do" list. The circuit board that controls the gate is obsolete and cannot be replaced. When it failed last winter, we had to send it to California to be rebuilt. Our plan was to use it until it failed and then buy a new call box. That's where we are now. Hopefully we will have a new call box installed by the end of the month.

I will be submitting the proposed 2011 budget to the Board at the October meeting. I intend to propose that there be no increase in the monthly assessment next year. This is somewhat symbolic since most of past annual increases were relatively small. However, these are difficult times for many of our residents who are struggling financially. As we constantly remind them of their obligation to stay current on their assessments and to maintain their homes, maybe the Association should also try harder to live within its means. Both our manager, Scott, of Gulfstream Management, and Jose, of C&F Landscaping, have agreed to no rate increases for 2011. I appreciate two of our primary contractors working with us in these difficult times. This is the second year in a row that they have maintained their rates although they, like most small businesses, have seen increased costs in areas such as taxes, fees, and insurance.

The new documents are out. I know they are being reviewed since every day someone lets me know that they've found another typographical or grammatical error. Hopefully they are all finding the same ones. As I have previously commented, the new documents are not perfect but we've worked on these off and on over the past four years and have spent almost \$10,000 in legal fees to get to this point. Although not perfect, they are much better than our old documents and should make management of the Association easier and more efficient. I urge everyone to support our efforts and return the proxies approving the new documents or vote for them at the special meeting on November 9th.

We have ambitious (for us) landscaping plans for the near future. I'm going to try a new approach to replacing trees and plants. We are going to ask the landscaper to periodically survey the property and then tell us how many trees and plants he thinks need to be replaced. We will review his proposal and either accept or modify it. Previously we had done this on an ad hoc approach where individual homeowners would submit requests, the landscaping committee would review the requests, give the approved requests to Scott, and Scott would then give them to the landscaper. There were a couple of problems with this. First, the paperwork passed through a lot of hands. Second, I want to focus on the entire community. The front yards of the empty houses and those of the seasonal residents are as important to me as any other front yards.

Our current ambitious plan is that, before Thanksgiving, the landscaper is supposed to survey the property and make a proposal for tree and plant replacement, replace the agreed upon plants, apply 60 bags of fertilizer to the plant beds, and then mulch. Prior to December 21, we hope to plant approximately 40 trees of which approximately half would be oak trees to replace our diminishing "canopy" and the remainder palms to replace trees lost by storm or disease over the last five or ten years.

Our new "Landscaping and Property Improvements" Committee will be coordinating the tree planting. Marilyn Kelly is the chairperson of the committee and the other members are Arlene Aslanian and Pris Neulander. The new committee will also be considering other areas such as improving the appearance of the fences and better use of the area around the unused Miner Road gate.

The Chapter Grand. *I don't normally do obituaries since I didn't know the individuals that well. However I am going to make an exception for long time resident Fred Randolph who died of cardiac arrest in his home on October 8 at the age of 90. Fred was a long time friend of my wife's family (the Aslanians) and had known Arlene all of her life. Although he worked most of life in the printing business, he also was a gifted painter. He attended NYU art school and his paintings are in several of the Armenian Churches in the New York area. Fred was also a decorated veteran of World War II and had served with a mechanized infantry unit assigned to Patton's Third Army. Leading up to the end of the war, Patton's army dramatically raced across France, over the Rhine River, and through Germany. This included the liberation of the Buchenwald concentration camp.*

Fred liked to tell me his war stories and, since he was 90, he told them to me more than once. The one I liked the best was about the German children. At the time of World War II, most Americans considered the German people to be their enemies. Months of continuous combat against the German Army and then being exposed to the horrors of the death camps reinforced that attitude with most of the American soldiers. However Fred told me that he worried about the German children, many of whom were orphans, homeless, and virtually starving. He would always save the chocolate from his C-rations, and trade for more from the other soldiers, hoping that he would have something to give to the children he met along the road who were fearfully watching the relentless advance of the American army. In his words "They didn't do anything. They deserved to grow up in a better world too." March on old friend, you will be missed but not forgotten.

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.



LOCK YOUR CARS

PREVENT THEFT

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.



***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.

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Muse News on Real Estate!

The market has slowed but is still more active than this time last year. Inventory is also much lower than it was a year ago. Pricing in general is showing some signs of stabilization but is still highly influenced by the number of foreclosures and short sales being sold. Investors are still viewing Florida real estate as being "on sale" and continue to buy bank owned at auction keeping many properties from ever hitting multiple listings.

Here's what's happening in our community.

	# of Properties	Lowest Price	Highest Price	
Currently For Sale	6	\$185,000	\$249,000	• Average Days on Market 108
Under Contract	1	\$182,000	\$182,000	• This is a short sale – days on market 485
Sold Past 6 months	4	\$215,000	\$220,000	• Average Days on Market 139

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.



JOIN US AT THE NEXT
MONTHLY MEETING
AND SEE THE FUN



WE ARE HAVING TOGETHER . . .

DON'T MISS IT!! • TUESDAY OCTOBER 26TH



TRICK OR TREAT!!

By Meg Golden

It's that time of year for all
little goblins and witches to appear!

Our neighborhood, so safe and sound
will be their chosen Haunting ground.

“Trick or Treat” will be their cry
October 31st evening, so look to the sky.
The haunt will begin at 5:00 pm,
just dare the weather to keep us in!

This neighborhood is our place to grow
and we want to share our spirit
with all our friends and neighbors in it.



For those that wish for us to pass you by
we understand and won't even try.



Either tie a ribbon on you mailbox that night,
or leave on your front porch light,
to see all the little goblins squeal with delight.

HAPPY HALLOWEEN!!

TRICK-OR-TREATING SAFELY -

Halloween should be a litte scary, a lot of fun and, above all, safe.

Tips: Trick-or treat together.

An adult should be with young children.

In case your youngster is separated from the group,
pin a slip of paper with the child's name, address and phone
number in a pocket.

PLEASE WATCH OUT FOR YOUR NEIGHBORS

help prevent crimes by helping and watching out for your
property and your neighbors. Be wary of strangers cutting through yards.
Look for unusual behavior!

Board and Working Committees and Activities During 2010

BOARD OF DIRECTORS

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Arlene Aslanian
Pris Neulander

Technology

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Bob Moreno, *Chairman*

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Mike Kirby
Chris Aramondi
Marilyn Kelly

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Margaret Rowe
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities
Inez Guglielmo