



Orange Peel

CITRUS GLEN NEWSLETTER

OCTOBER 2011

President's Message

Hurricanes. Although it is raining hard as I write this, I am going to be an optimist and declare the 2011 hurricane season officially over. As I have said in prior newsletters, hurricanes are a fact of life in South Florida. We all need to be prepared about this eventuality. However, for the present, we can now start looking forward to the beautiful sunny winters that makes it so wonderful to live in South Florida.

Don Hall. Citrus Glen resident Donald A. Hall, 52, died unexpectedly Sunday, October 16, 2011. Don was the husband of board member Carolyn Hall. All the members of the Citrus Glen community express their deepest sympathy to Carolyn and her family.

The Gate. This continues to be a never ending saga. I assure you that I am as frustrated with this as you are. Most of the gate system is the original equipment that was installed in 1991. We did update the dialer but the card reader and other parts are still 20 years old. The original issue with the gate was the card reader being damaged due to an electrical storm (we think). The original parts could not be replaced due to the age of the system but we thought we had compatible parts. However, the replacement circuit boards could not retain adequate ID data for the approximately 1,400 outstanding gate cards. In the trial and error process, we also started having problems with the modem which is used to transmit updates to the gate for additions to the cards and changes to the dialing system when we have new owners. Now we have to reconstruct the data base for the dialer. The "resident gate" used for the "clickers" appears to be still working correctly.

We have basically resigned ourselves to replacing the whole system. Most communities have gotten away from the card system. We are going to look at the systems used by other communities and also solicit proposals from the vendors who provide gate solutions. In the interim, we are going to try to close the gate and use a universal resident code in addition to the dialer. At this time we do not consider this to be a permanent system and you should keep your gate cards. Assuming we can get the dialer to work, we plan on closing the gate on November 1st. 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.

Landscaping. We are getting ready to make our annual push to get our community looking nice before the beginning of the holiday season. We hope to get the seasonal flowers planted and the community mulched prior to Thanksgiving. We are also reviewing the owner requests for replacement plants and the proposal from the landscaper as to replacing and upgrading the common area plants and trees.

Financial. At the next board meeting, we will be adopting a budget for 2012. I am submitting the following proposal to the Board. However, it has to be approved by the Board and is subject to change. The bottom line is that I think we can probably go another year without an increase in the monthly assessments. Our bulk cable contract is increasing about \$24,000 in 2012 but we can make some of this up with our improving experience with collecting our delinquent accounts. We just collected over \$16,000 on two of our oldest accounts. I have also assumed that our major vendors such as our manager and landscaper will forego any requests for increased payments. However, we could spend more money on the maintenance of our roads and the gate seems to be a black hole. At the Board meeting it may be determined that we should spend more money on some of these items. However, I don't think that these additional items should increase the assessments by more than an additional \$5 per month.

Income: 2012 Assessments at 175 per month

\$409,500

Expenses

| | | |
|-------------|-------|--|
| Electric | 31000 | |
| Water/Sewer | 1200 | |
| Cable | 94000 | |
| Telephone | 4200 | |

Total Utilities

\$130,400

| | | |
|------------------------|-------|--|
| Landscape Contract | 74000 | |
| Exterminating | 840 | |
| Irrigation Maintenance | 9600 | |
| Pool Maintenance | 4200 | |
| Lake Maintenance | 3600 | |
| Security | 5000 | |

Total Operating

\$97,240

| | | |
|-----------------------|-------|--|
| Pool Repair | 3000 | |
| Tree Trimming | 15000 | |
| Mulch | 13000 | |
| Landscape Extra | 9000 | |
| Gate Repairs | 4000 | |
| Citrus Trail Well | 4200 | |
| Irrigation Repair | 3600 | |
| Clubhouse Maintenance | 600 | |
| Sidewalk Maintenance | 3600 | |
| Fence/Wall Repairs | 900 | |
| Maintenance Labor | 7488 | |
| General Maintenance | 18000 | |

Total Repairs/Maintenance

\$82,388

| | | |
|--------------------------------|-------|--|
| Management Fees | 26460 | |
| Legal Expense | 12000 | |
| Accounting and Tax Preparation | 3600 | |
| License/Fees/Dues | 850 | |
| Office Supplies | 2500 | |
| Insurance | 17000 | |
| Bad Debts | 0 | |

Total Administrative

\$62,410

| | | |
|---------------------------------|-------|--|
| Major Pool and Heater Reserve | 3000 | |
| Road and Sidewalk Reserve | 10000 | |
| Club House Reserve | 3000 | |
| Landscape Improvements Reserve | 3000 | |
| Gate House/Gate/Sec Sys Reserve | 3000 | |
| Lake Restoration Reserve | 12000 | |

Total Reserve Additions

\$34,000

Total Projected 2012 Expenses

\$406,438

Expense per unit per month

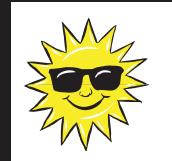
\$174

Projected Surplus

\$3,062

**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
OCTOBER 25 TH**



TRICK-OR-TREATING SAFELY -
Halloween should be a little 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.

**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

**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.**

PET SITTING ETC.

Daily or extended



Citrus Glen Resident
Christina Steiner
(561) 306-4564
CSteiner2011@hotmail.com

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

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HANDMAN
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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

**STEVE KAUZLICK Account Manager
ATLANTICARE NURSING SERVICES, INC.**
www.atlanticarenursing.com
14000 S. Military Trail, Suite #108
Delray Beach FL 33484
Cell: (561) 389-4348 Office (561) 637-4242
Fax: (561) 637-4290 License# NR30211080
skauzlick@atlanticarenursing.com

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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!!

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!

Muse News on Real Estate!

There are two active listings in the community. All others are either under contract or sold. With inventory this low in our community, if you are considering selling, now might be the time to take some action.

| # of Properties | | Lowest Price | Highest Price |
|--------------------|---|-----------------------------------|------------------|
| Currently For Sale | 2 | \$180,000* | \$185,000 |
| | | • Average Days on Market 20 | |
| Under Contract | 2 | \$175,000 | \$245,000* |
| | | • Average Days on Market 124 | |
| | | • 1 are short sales | • * is 5 bedroom |
| Sold Past 6 Months | | | |
| List Price | 8 | \$150,000 | \$215,000 |
| Sold Price | | \$150,000 | \$208,000 |
| | | • Average Days on Market 207 | |
| | | • 4 short sale – 4 property owner | |

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

BOARD OF DIRECTORS

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Alan Neulander, *Secretary*
Bob Moreno, *Director*

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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