



Orange Peel

CITRUS GLEN NEWSLETTER

OCTOBER 2012

President's Message

3 "Major Items of Importance" in this month's Newsletter!

- 1) *Guest Gate Codes - *4106 will no longer open the Guest Gate as of October 15th (read more below)*
- 2) *New Documents - New and Revised Documents are on the web site for your review (read more below)*
- 3) *Board Nominations - We need people to run for the Board and be on the Nominating Committee (read more below)*

IMPORTANT – THIS AFFECTS YOU!

Gate Codes: By now you should have received your New 4 Digit Personal Gate Code in the mail. In an effort to maintain the security of our community we feel that it is time to get rid of the Universal Code of *4106. Each residence has been assigned their own private 4 digit code that can start being used immediately. **Effective October 15, 2012, *4106 will no longer open the "Guest Gate"**. We encourage you to still have visiting guests use your normal code at the Call Box where they call your house and you let them in. In the event you are not going to be home and you need someone to have access to your property, you can give them your "Private 4 Digit Code" that will open the "Guest Gate".

Please note, this is only a "Temporary" solution until a New Gate Entry System is decided on. Please only give it to those people that you know and feel comfortable with giving access to our community. The existing call box system has the ability to track entries in the event we start having an issue with certain codes. In the event you request your code to be changed, a New Code will be assigned at a nominal cost of \$25.00. For Security purposes, codes cannot be chosen, they can only assigned.

If you have any questions, please contact Scott in the office at 561-742-9604 or go online to www.Citrusglen.org and complete the form on the "Contact Us" page and someone will reply to your question.

All codes have been tested and verified working so there should be no problems and no reason for any issues. These codes were ready to use as soon as you received them so please take a minute and enter your code at the Guest Gate to make sure you know how to properly use it. Each code is started by pressing the * sign on the **lower left part of the keypad** followed by four numbers. Be sure you press the * sign first before entering your code. **Word of Warning:** If you or one of your guests visiting you breaks the gate, you will be charged for the repair costs to the gate. The average repair is \$200 - \$300.

New Documents: I'm glad to announce that the Documents Committee has finished their review of our New Proposed Community Documents and they are on the Citrus Glen Web Site for your review. Go to: www.Citrusglen.org and click on "**Proposed Documents**". They will be on the web site until October 20th . Note: If you do not have access to the internet, hard copies can be ordered by calling the office at 561-742-9604 and requesting a copy. Please leave a message if you get the answering machine and someone will get back to you. These documents have been reviewed by the community several times and the Documents Committee has worked diligently in reviewing everyone's comments and making changes to the documents if they felt it was in the best interest of the community as a whole.

We ask that each and every resident take the time to read the documents and if you have any "major" items that you feel will have an ill effect on the community as a whole, we ask that you submit your request in writing via the form provided on the web site. All comments must be submitted no later than 11:00am on October 23rd . At that point, the Documents Committee will meet one more time to review any submitted comments. Once they are finished, the documents will be turned over to our Legal Counsel for review and finalization.

There are two parts to our documents. Here is a "brief" definition of each:

Amended and Restated Declaration of Covenants, Conditions and Restrictions:

Covenants, conditions, and restrictions are written rules that help to assure the attractiveness of Citrus Glen and to help protect, preserve and enhance the values of the properties within. These documents are typically enforced by the homeowner's association and may limit the size and placement of homes, exterior colors, pets, and other conduct to protect and provide for the quiet enjoyment of the residents. They are permanent "run with the land" so future owners are bound to the same rules.

Amended and Restated Bylaws:

By-Laws - Are rules and regulations enacted by an association or a corporation to provide a framework for its operation and management. Bylaws are about the government of the corporation.

They cover things like how often you have meetings, how many people are on the board, how often you have to have membership meetings, what's a quorum, etc.

Voting on the New Documents will take place at our Annual Meeting in January 2013. All residents will be receiving their voting proxies in the mail as the time gets closer.

Board Nominations! - January 2013 is approaching fast. We are in need of volunteers to help us form a Nominating Committee. Also, 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 would like to be a part of the nominating committee, please complete the form on the back of this newsletter and mail or turn it into the office at the address above.

If you want to run for the Board or be a part of the Nominating Committee, you can also go online to: 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.

E-mail List: The executive Estates of Boynton Beach HOA has a **confidential database** with email addresses and telephone numbers of owners and residents. The technology committee sends bulk email with information pertaining to the association, i.e.: announcing Board Meetings, Emergency Situations, etc. If you are not receiving our emails and you would like to receive them, please email Bob Moreno at bob@citrusglen.org. Please provide your full name, lot number, email address and telephone number (Optional). We will update our very **confidential database** so you may receive Association information. Please note, in accordance with our privacy policy, we do not share our database with third parties.

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 October 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. Some of the items they look at are : Is your roof clean? Is your driveway clean? Does your house need painting or touch up? Is there any mold or mildew visible? Does the mailbox need painting or repairs? Is the fence in need of painting or repairs? etc. This is only a partial list and we will publish a more thorough list in upcoming newsletters but this gives you some ideas of what to start looking for. It will kind of be like us giving you the answers to the test before the test is given!

Your help and cooperation is greatly appreciated by all.

Bob Foster CGPresident@Comcast.net



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!!**

HANDYMAN/PRESSURE CLEANING SERVICES

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

Muse News on Real Estate!

Our community continues to be "red hot" with buyers looking and buying. See results for the past 6 months below. Now is the time to get your house prepped for sale so it will be ready for the "snowbirds".

# of Properties		Lowest Price	Highest Price
Currently For Sale	2	\$210,000	\$240,000
	Average Days on Market 19		
Under Contract	5	\$175,000	\$200,000
	Average Days on Market 148 • 3 are short sales		
Sold Past 6 Months			
List Price	11	\$157,500	\$210,000
Sold Price		\$143,000	\$217,500
	• Average Days on Market 82 • 1 short sale • 2 bank owned		
	• AVERAGE LIST PRICE \$195,000 -		
	• AVERAGE SALE PRICE \$175,000.		

If you would like more specific information, please give me or my partner.

Barbara Muse, 561-734-0178 or email me at Barbara@barbmuse.com or my partner Phyllis Friedman 561-441-8968 - phyllis@phyllisafriedman.com . Realtors CENTURY 21 Tenace Realty.

Meet your neighbor ...

Let them take care of...

Anjum Rashid, Independent Beauty Consultant

with Mary Kay Cosmetics,
is offering a Complimentary Facial!
(No obligation to buy. Mention this ad for a special discount.)

Call/ leave a message any day of the week,
(Citrus Glen Resident)

Res. 561-292-3188 • Cell 863-207-5877
Or visit website 24/7: www.marykay.com/arashid1

ATLANTIC FLORIDA PROPERTIES MARLENE KIRALY(REALTOR)

561-889-6009

RESIDENT OF CITRUS GLEN
HAVE BUYERS NEED HOMES TO SELL

LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED
LIGHTHOUSE POOL

MAINTENANCE SERVICE INC.
BRIAN MATHEWS OWNER/OPERATOR.
561-523-3657

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

Judy Angelovich, Realtor New York & Florida

Licensed Real Estate Broker

14 years experience working with home
buyers & sellers

Coldwell Banker, Boynton Beach

Citrus Glen Resident
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

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.

January 2013 Elections –

I would like to?

Please complete if you would like to run for the Board

Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

How long have you lived in Citrus Glen? _____
Reasons you would like to run for the board: (Attach an additional sheet if necessary) _____

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

Please complete if you would like to be on the Nominating Committee

Name: _____

Address: _____

Phone Number: _____

E-mail address: _____

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*
Bob Moreno
Mike Kirby

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



JOIN US AT THE NEXT
MONTHLY MEETING



DON'T MISS IT!! TUESDAY OCTOBER 30TH