



Orange Peel

President's Message

CITRUS GLEN NEWSLETTER
October 2016

The Dog Days of Summer have passed and Fall is upon us!

Another hot summer has passed, and although we still have some warm days ahead, there is the prospect for cooler days and nights on the horizon. Looking towards the future, we have several holidays ahead and the hopes of spending time with our families and friends. Hopefully, this finds all of our neighbors in good health and spirits.

Lucky for the recent passing of Hurricane Matthew

We dodged a potential major hurricane. Luckily Hurricane Matthew made a jog to the east instead of to the west at the last minute. A jog to the west could have put a Category 4 storm at our doorsteps. The community was extremely lucky. There was no significant damage or power outages. We must all be blessed that there weren't any real issues other than the actual preparation for the potential storm. Don't be fooled the next time and think that the storm will pass by us like Matthew did, as you never know when these storm will track up on us.

The only damage that we encountered (not storm related) was someone hit and damaged the rear gate once again. There was a prior incident this year and we were fortunate to catch the culprit on video and prosecute the person responsible. We recently sent an e-mail broadcast that the 2nd incident was believed to be an accident although we have some pictures that would point to a possible guest of one of the residents. We would like the responsible party to come forward, and therefore avoid prosecution and own up to the repairs and cost necessary to replace the gate once again. Anyone with any additional information is asked to please step forward as the cost of replacing the gate is coming out of the pockets of everyone in our community.

Halloween Festivities

It has been brought to my attention that in the past the community put on special events for the younger children that wanted to "trick or treat" for Halloween. I've only been here two years and last year we had a fair amount of trick or treaters that came to our door. We sat outside our garage as they passed by the house and entertained the little ghost and goblins, as well as many of the other cute characters that came by. One of the residents suggested that since the number of younger children is growing in Citrus Glen, that we bring back an old event that use to be practiced here, including the use of the Clubhouse as a place to distribute candy and treats for the children. I have received other emails from residents that wanted to know if there was anything planned. For this year, we will do our standard "Trick or Treat". Please see the "Trick or Treat" information further in this newsletter for more information. (Page 5) If there are residents that would like to do something different next year please e-mail me at: President@Citrusglen.org. We are open to any and all ideas and maybe we can get a group of residents together to plan an event for Halloween 2017.

Good to know!
Rebates are available

One of our residents is an employee of the City of Boynton Beach and informed me of a rebate program the city is offering for homeowners that wish to make improvements to your residence. The program involves a survey to be completed by the resident from FPL. Then if you make an application to the City of Boynton Beach, under the energy rebate plan, you may qualify for a rebate for improvements you make to your residence. This plan is due to expire soon, and you can only apply once per year for the rebates. Look it up " http://www.boynton-beach.org/go-green/energy_edge_rebate_program/". I applied for a roof rebate which I am suppose to qualify for a \$1,000 rebate. There are additional improvements such as windows, doors, hot water heaters, insulation, air conditioners, solar heating, duct repairs, reflective roofing, light fixtures, high compression pumps, and tankless hot water heaters. The process is fairly simple, and you must make application prior to having the items installed or permitted. Again, this is a onetime rebate per household per year. Please go to the City of Boynton Beach website and look up energy rebate program or use the link I provided above and save yourself some monies that can be better used for the upcoming holidays.

Your Clubhouse

The Clubhouse has been recently updated, since it was built in 1990 and had the original paint, old fluorescent lights, fans, two old broken down chairs and a heap of chairs for the meeting. Please stop in and take a look around, you should be pleasantly surprised to find new furnishings to go along with the updated gym that was completed last year. It's amazing what a coat of paint can do. Some of the furnishings and pictures were donated by residents, and we are grateful that they did. It now looks like a place where you can sit and read a book, or enjoy a little leisure time after your morning walks or workouts, or just meet with friends. The Clubhouse is still available for parties and now with the fresh look should attract more residents to use it for these purposes.

Water Aerobics

Inez has been giving Water Aerobic instructions in the community pool on Monday, Wednesday and Friday mornings at 10 AM for "anyone" who wants to participate. There have been a few regulars that have been joining her and she seems to get everyone on the path to longevity like herself. If you're interested, just show up and join in the fun!

Tennis Courts

The tennis courts are still beautiful from the recent resurfacing over the summer months. I tried to organize players over the summer, but I understand it is painful to play when the temperatures top 90 degrees. Hopefully with the fall and winter months coming, we can get more participation from those who might be interested in playing. There are still a few regulars that have come out and played, sometimes in the morning and most recently in the evening when there is some breeze and little sun. We are still looking for any experienced or non-experienced "pickle ball" players to join in the fast action game on the west side court. We had the benches around the tennis courts repainted and they look great.

Landscaping and Irrigation issues

It seems like every month I have received requests for the landscapers to trim, replace or repair landscaping and fix irrigation problems at various residences. I want everyone to know, I haven't dropped the ball on these items. I relay all requested items to Scott Straleau, our property manager, and he contacts the landscaping company. We have one of the best companies for the cutting and trimming in the Boynton Beach area, although, they have on occasion blown or let grass get into the lakes. Unfortunately, they have had some issues between equipment failures, lack of employees showing up for work, health issues with the owner, and the list goes on. Our trees were scheduled to be trimmed prior to hurricane season. Fortunately, the trees are finally being trimmed and the community is looking better every day. I know many residents are annoyed by the lack of response, but there were weather delays as well. I have brought these problems up to the Board at the last meeting and we have decided to continue having them cut the grass but we are seeking bids for future irrigation, landscaping and tree trimming issues. I think most of you would agree that they do the best job around for the lawn cutting. I have seen other communities that the landscaper simply blows the clippings onto the grass and are not as well maintained as our grounds are.

In addition, from this year forward, we are planning on doing some tree plantings to replace the trees that have been previously removed. We knew that if we replaced the trees right away that the new tree would probably die from whatever attacked the old tree. We had to give it some time so the soil could rejuvenate and make for healthier soil for the new tree. If you are one of the households that a tree was removed or have some planting issues, please send a message to President@Citrusglen.org and we will put your property on the list for replacement trees or bushes.

Annual Members Meeting

Please keep in mind that we are coming up on the Annual Members Meeting on January 31, 2017. There will be several positions on the board that will need to be filled. This is your chance to vote for a new member of your choice and/or submit your name to run for the board. Proxies will be sent out in advance for those members who will not be attendance and also for those that may not be sure if they will be able to attend but wish to assign another resident to vote on their behalf. There is currently one vacancy on the Board and there are two members whom their 2 year terms will be expiring (Jill Connolly/President and George Kamal /Director). Should anyone of the members of the community be interested in serving or running for the Board of Directors, please send an email to President@Citrusglen.org so we can place your name on the ballots.

New Envera "Access Control" System

The Board of Directors is considering the installation of a New Envera "Access Control" System to control the Resident's entrance to the community and do away with the old "Clicker" system. The new system would be similar to the "SunPass" system on the Florida Turnpike where each resident would have a RFID Tag installed directly on their vehicle. This would be completed over a period of time and the small RFID tag would be installed for you at the clubhouse. There is great, well justified concern among residents that there are far too many clickers in possession of old residents, their vendors, former tenants, etc. that allows unmonitored access to our community. Please feel free to attend the next Board Meeting to learn more about the system and voice your opinion, as the item will be on the

agenda. Anyone who wishes to speak about the item will be limited to the usual 3 minutes to present their questions and/or opinions on the New System.

Boynton Beach Police Patrols for the Holidays

Typically around the holidays the Board of Directors hires the Boynton Beach Police to perform a random patrol of the community and to enforce the Stop Signs in the Community as well as the Speed Limit. We do this around the Holiday Season to also let those that may be up to no good know that this community takes the safety of our residents seriously. This item will be another agenda item for the Board and we welcome your input as well as want to remind those of you that don't attend the meeting the patrols will be protecting your community and signal as a deterrent to any criminals that don't want to be confronted by the police. Please take the time to come to a full stop at all stop signs and monitor your speed. There are ducks and residents that don't cross the road as fast your car does and we don't want to anything happen to any of them. (A reminder, feeding wildlife is prohibited in our documents).

Budget 2017

We will be reviewing the proposed budget at the upcoming Board Meeting. There are a lot of factors that come into play when doing a budget. We had a lot of legal fees again in 2016 and hope to bring those back to normal status in 2017. We are hoping to perform some tree plantings in 2017 to replace a lot of trees that died. Maintenance- Just like your house, the older the community gets the more it cost to maintain. Stay tuned and if all goes good, I should be able to announce the 2017 monthly assessments in the next newsletter.

Annual Inspections

We live in a community that is 26 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. Potential 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 in keeping the grounds of the community looking good. The Annual Inspection Team will be performing their inspections of each and every residence in January of 2017. 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 are 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 2016, 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 some 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 (including the apron); Fence Condition; Zero Lot Line Wall and Side Wall (opposite the Zero Lot Line Wall; Bronze or White Window Frames, etc. 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.

Sidewalk cleaning and Mulching

Just a quick note that the sidewalks are scheduled to be cleaned after the trees are finished being trimmed and there will be mulching of the landscaping as usual in November.

I hope everyone has a nice safe Halloween and hope to hear back from all of you with children what your preference is as to what type of future Halloween event(s) you would like to see.

Sincerely,

Jill Connolly
HOA President
President@Citrusglen.org



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 5:00pm,
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 your mailbox that night,
Or leave on your front porch light,
to see all the little goblins squeal with delight.**

HAPPY HALLOWEEN!!

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS as of October 19, 2016

4 Properties For Sale in Our Community

List Price Reduced \$300,000 – 3Br/2Bath

List Price Reduced \$314,000 – 3Br/2Bath

List Price \$325,000 – 3Br/2Bath

List Price \$325,000 – 3Br/3Bath/Pool

1 Property in Contract:

List Price \$289,000 – 3Br/2Bath

8 Homes Sold in the Past 6 Months through MLS:

Sold August 22 for \$301,000 – 3Br/3Bath/Pool (orig. list \$289,900)

Sold August 12 for \$314,500 – 3Br/2Bath/Pool (orig. list \$314,500)

Sold July 7 for \$292,000 – 3Br/2Bath (orig. list \$299,000)

Sold July 5 for \$312,500 – 3Br/3Bath/Pool (orig. list \$310,000)

Sold July 1 for \$280,600 – 3Br/2Bath (orig. list \$284,900)

Sold June 16 for \$295,000 – 3Br/2Bath (orig. list \$303,500)

Sold June 3 for \$235,000 – 2Br/2Bath (orig. list \$249,888)

Sold May 6 for \$250,000 - 4Br/2Bath (orig. list \$279,500)

Summer's Dream Real Estate llc

Judy Angelovich, Broker,

Realtor, Citrus Glen Resident

~ 18 Years Experience Working with Buyers & Sellers ~

~ Thinking of buying or selling? ~

~ Call me with any real estate questions you may have. ~

(954)789-9099

SummersDreamRealEstate@gmail.com

Board of Directors:

Jill Connolly – President

Steve Carl – Vice-president

Chris Aromandi – Secretary

George Kamel – Director

A&E Committee:

Michelle Urban – Board Liaison

Joe Eichenlaub

Tapio Salin

Andrew Sozzi

Jim Massey

Interview Committee:

Inez Guglielmo - Chair

Bob Moreno

Property Manager:

Scott Straleau, L.C.A.M.

561-733-5550

Web Site: www.Citrusglen.org