A Message from the President. . .
Steve Carl

At our HOA meeting held Tuesday, August 21, our Property Manager, Scott Straleau, presented the following update for our community:

* Tree trimming is nearly complete, ahead of any hurricane activity. Six dead palm trees were removed and will be replaced. The work was performed by an arborist after our long-time landscaper with CFL suffered a very serious injury at another work site in July.
* Sidewalks are scheduled to be cleaned once all tree trimming activity is complete.
* Road repair will start soon, with edges now being marked out to be removed and replaced. The work will be by the same company we hired 5 years ago. The repairs they completed at that time are still intact.
* The Executive Circle Lake algae problem has been treated and the brown color is dissipating.
* The new overnight parking patrol has had a successful start, with residents quickly responding to any tickets issued as per our rules and regulations.
* Our front gate equipment damage caused by lightening has been repaired and surge protectors installed for the electric meter box in an effort to reduce future problems.
* Our pool camera has been repaired. Envera monitors activity between dusk and dawn, the time established by state law when swimming is prohibited.
* An issue has been resolved with a private landscaper employed by several homeowners in our community. Last May, one of his tractors rolled down into the lake, unfortunately taking the operator with it. The owner was able to get the tractor out of the water, but the operator was seriously injured, and a backpack blower was left submerged in our lake. The lake had to be dredged to recover the backpack. We have been reimbursed by the landscaper for all costs.
* Lights in our parking lots will be replaced with LED fixtures, which will significantly reduce the frequency of burned-out bulbs in our lots and the need to hire an electrician and bucket truck to replace them as often.
* The exterior walls will be repainted. They were painted several years ago, but metal inside the wall structure is causing a rust stain to seep through to the exterior surface.
* Approvals were granted for 12 home owners’ requests for improvements, many as the final wrap-up of the yearly inspections.

Please take the time to read about & return Your Feedback
As requested on the last page of this Newsletter
A reprint of a few rules from your Citrus Glen Docs, brought up during discussions with Residents:

13.6 Owner and Tenant Liable for Damage Caused by Tenant
The Owner and Owner’s tenants shall be jointly and severally liable to the Association for all damage to persons and property caused by the Owner’s tenant or any family members, guests or invitees of the tenant. If there is any damage to the Common Area or any other property maintained by the Association, resulting from acts or omissions of the tenants, or any family members, guests or invitees of the tenants (as determined in the sole discretion of the Association), the Association may impose the cost of repairing such damage as an assessment against the Owner’s Lot.

17.5 Failure to Maintain Lot or Residence.
In addition to the other stated remedies, in the event an Owner fails to properly maintain or repair the Owner’s lot or home in the manner prescribed elsewhere in the Declaration, subsequent to giving the homeowner adequate notice of the required repairs, the Association may enter on the Lot and perform the needed maintenance or repairs. The Association may impose the cost of the work and the Association’s reasonable costs as an assessment against the Owner and Owner’s Lot, collectible as any other assessment.

2.0 MEMBERS
2.1 Qualification:
The members of the Association shall be the record owners of the legal title to the Lots. In the case of a Lot subject to an agreement for deed, the purchaser in possession shall be deemed the Owner of the Lot solely for the purposes of determining voting and use rights. Membership shall become effective upon the recording in the Public Records of a deed or other instrument evidencing legal title to the Lot in the member.

4.0 BOARD OF DIRECTORS
4.2 Qualifications:
Each Director must be a member of the Association. The voting representative of a corporation or other entity holding fee simple title to a Lot shall be deemed a member. No more than one person per Lot may be on the Board of Directors at any given time.

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 website or stop by the Club House Tuesdays and Thursdays from 9am to 11am.
I invite all of you to consider serving on your HOA Board and to be a part of the discussions and decisions affecting your community. Please come forward if you are interested so we can get your name out to our Residents well in advance of the January elections. Either contact me by email President@CitrusGlen.org or stop in at the Club House Tuesdays and Thursdays 9:00-11:00 a.m.

Citrus Glen Real Estate Activity
MLS Status as of August 24, 2018

3 Properties for Sale in our Community:
List Price reduced to $330,000 - 3Br/2Bath
List Price reduced to $337,000 - 3Br/3Bath
List Price reduced to $339,000 - 3Br/2Bath

1 Properties in Contract:
List Price reduced to $320,000 - 3Br/3Bath/Pool

6 Homes Sold in the Past 6 Months Through MLS:
Sold April 5 for $309,900 - 3Br/2Bath (original list $314,900)
Sold April 6 for $315,000 - 3Br/3Bath (original list $354,999)
Sold April 13 for $317,000 - 3Br/2Bath (original list $325,000)
Sold May 23 for $335,000 - 3Br/3Bath/Pool (original list $347,000)
Sold May 30 for $287,000 - 3Br/2Bath (original list $299,900)
Sold July 10 for $300,000 - 3Br/3Bath (original list $329,900)

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

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

A&E Committee:
Michelle Urban - Board Liaison
Joe Eichenlaub
Jill Lemire
Paulette Martin
Andrew Sozzi

Interview Committee:
Inez Guglielmo – Chair

Property Manager:
Scott Straleau, L.C.A.M.
(561) 733-5500

To our Board and Committee Members, our Property Manager, and also Our Residents who proudly maintain the beauty and value Of their homes and therefore, our Community, throughout the year, ~ A Heartfelt Thank You for All You Do ~

There's an awful lot of good going on around here.

Web Site: www.CitrusGlen.org
We Need Your Feedback, Please!

On page 4 of our May 2018 Orange Peel newsletter, we discussed our mailbox replacement project, included this drawing on our last page, and invited you all to stop by the Club House to see the sample of this design that is being considered. This mailbox would have an installed price of $375-400 for each house. We have received many favorable responses and would like more discussion. At the suggestion of a neighbor in attendance at this week’s meeting, we drove down to Jonathan’s Grove where they have installed a similar style in white. They look beautiful. We are considering this design in bronze to match our street signs, with a flyer tube. Please take the time to drive down and take a look. Jonathan’s Grove is on the east side of Lawrence Road, before the gas station & Hypoluxo Road.

Yes, I like this ______  My name & street address ________________________________
No, I don’t like this ______  Comments _______________________________________
      My email address or phone # ___________________________________________

The mailboxes need to be replaced and we would like to take advantage of this opportunity to make it an upgrade for the community. We need and want your input. If you have another style that would be an improvement for our neighborhood, please submit your information.

As a reminder, our current style is no longer available. The manufacturer has been contacted with an offer to purchase 200 mailboxes and has declined.

Hand this to Scott at the Club House Tuesday or Thursday 9:00-11:00 a.m., or email me your info: President@CitrusGlen.org   Your name, street address and email address or phone # are required.

President@CitrusGlen.org   Your name, street address and email address or phone # are required.