



Orange Peel

Citrus Glen Newsletter

August 2019

A Message from the President. . .

Steve Carl

After a beautiful May and June, the rains came in July and August, knocking our best laid plans off schedule. Our community landscapers, CFL, have been doing their best to stay on schedule for **mowing. The tree trimming** will continue once the weather becomes more cooperative.

Threats of Tropical Storm Dorian upgrading to a hurricane are being broadcast. Please take the advised precautions and reach out to your neighbors who may be living alone. Check for HOA email blasts and share them with your neighbors. **If you would like to be added to our email list please send me your name, address, phone number and email address to president@citrusglen.org.**

Mulch replacement will also continue when the rains slow down. Our Landscaping Committee is making good use of this time by studying the neighborhood and suggesting areas for improvement. Watch for an email from the committee detailing their plans and seeking your input.

Our Landscaping Committee is not an approval committee. It was formed to assist the board in working with CFL with their mulch replacement project and with our community plantings and holiday lighting. **Any landscaping changes homeowners would like to make will still need to be approved by our A&E committee.** The form can be found online at www.CitrusGlen.org , or picked up at the Club House Tuesdays and Thursdays 9am-11am.

While we are still on the subject of landscaping and improvements, an important reminder from our **docs (12.6a)** regarding parking: **Parking on the grass surround the Single Family Home is prohibited.** We spent a good deal of money this past Spring repairing sprinklers and purchasing and installing sod throughout our neighborhood. Between the new mailboxes and the landscape improvements, we look great. Please help us to maintain our beautiful new look and protect our investment by keeping your and your guests' or your tenants' vehicles off the grass at all times. Remember that the cost for this work comes out of our HOA fees. Let's pay for it once.

Sprinkler repair. A new sprinkler company has been contacted to help us with our backlog of sprinkler repairs. We know of several that have been on our list for a couple months. If you have not contacted us and are unsure if we are aware of a broken HOA sprinkler on your property, please let us know by emailing me president@CitrusGlen.org or stopping by the Club House Tuesday or Thursday.

Exterior walls. The company we hired to paint our exterior walls last fall has agreed to repair the rust areas that have surfaced. This work is covered by the company's Warranty.

Lighting has been installed around our newly located flagpole by our entrance gate.

By the time you read this, our yearly sidewalk and wall cleaning should be completed.

Bulldog Fence of Florida LLC out of Delray Beach is waiting for Boynton Beach approvals so they can move forward with the long-awaited replacement of four fences in our community: one bordering the pump station at the corner of Executive Circle and Lawrence/Minor Roads, one in the pool area parking lot enclosing equipment, and two along Lawrence Road south of our main entrance which encloses equipment service areas. Property Manager Scott Straleau has worked with this company previously and is overseeing this project.

While the Club House and Gym have been open for the past two months, the kitchen is still under repair. Kitchen cabinets are scheduled to be installed next week, and new tables will be ordered. Contact Inez Guglielmo if you would like to reserve the Club House for an event. We will let everyone know when the kitchen will be available for your use. *I would like to thank Jill Lemire for her time, effort and skill in redecorating the Club House after the flood.*

Please take the time to walk around your property and examine the condition of your zero lot line wall as well as your side and rear privacy fences. Our A&E committee performs the yearly inspection of and for our community, but often is unable to see what our residents may see from their side and back yards. Please be a good neighbor. Be aware of and maintain your fences and zero lot line wall that your neighbors see. Work it out. Unresolved issues will be turned over to the HOA attorney.

11.6 Enforcement of Maintenance. Each Lot Owner shall maintain the Unit, Lot and its appurtenant Limited Common Area in quality condition at all times. This includes but is not limited to those items listed above along with the exterior walls, roof, and fencing on the rear and side yards of the home.

We have received a few inquiries about community-wide activities or holiday parties. **If you have an interest in becoming an Activities Director or part of a Citrus Glen Activities Committee,** please send an email to: president@CitrusGlen.org and we will do our best to put you all in touch with one another.

One of our concerned residents, Bill Horneck, contacted me regarding the **polybutylene plumbing** pipes most of us still have in our homes, and which in the past have been an issue for some, but not all, residents during home inspections. In a proactive effort, *Bill explains his "goal is to research the lifespan of polypipe, maybe get blueprints from homeowners to see piping layout for all models, then get bids from repiping specialists and contractors to assess the actual present day costs of a full repipe. Also to research insurance companies that have made issues of polypipe when it comes to renewing policies or attaining policies in the future."* If you would like to discuss or join Bill in this study, you may contact him at WHorneck@comcast.net

Security. It was an active summer nuisance-wise throughout Boynton Beach, with kids out of school up to their typical pranks after dark. If you have installed Ring Doorbell, you have received many alerts and videos of goings on in other neighborhoods nearby. Please remember to lock your house and car doors and take the necessary preventive steps.

For a short while a few years back, we did have an overnight security patrol that passed through. It proved not to be a deterrent and was costly. **Please call the police to report illegal or suspicious activity, people or vehicles. Call 911 for emergencies. Report non-emergencies to 561-732-8116.**

Our present overnight patrol is a parking patrol to keep cars off the streets at night for safety reasons. **From our docs: Parking is restricted to the sidewalk side of the street. This is to assure a clear pathway for Emergency Vehicles. No parking on the street between 2:00am and 6:00 am. If your car has been towed you may call Big City Towing 561-547-4092 directly to retrieve your car.**

We have seen an increase in real estate activity in the past several months. **Welcome to all our new homeowners! Please read through your 14-page new resident packet which was part of your HOA application to find a quick review of frequently asked questions for our community rules and regulations.** Landlords: you are responsible for your tenants' adherence to all our community rules. Please make your copy of our documents available for their review, or direct them to our online documents at www.CitrusGlen.org

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. This site is not monitored by the Citrus Glen Board of Directors. If you have a concern or question and need to reach out to us, please contact me at President@CitrusGlen.org or fill out the email contact form which you can find on our www.CitrusGlen.org website. Don't be shy. This is the easiest way to get the correct answer and we are happy to help.

*To our Board & Committee Members, our Property Manager, & all our Residents
who proudly maintain the beauty & value of their homes and therefore, our Community:
A Heartfelt Thank You for All You Do*

Citrus Glen Real Estate Activity

MLS Status as of August 26, 2019

5 Properties for Sale in our Community:

List Price Increase \$289,500 - 2Br/2Bath/Waterfront

List Price \$339,900 - 4Br/2Bath/Waterfront

List Price \$346,000 - 3Br/3Bath/Pool

List Price \$350,000 - 3Br/3Bath/Pool

List Price Reduced \$359,000 - 3Br/2Bath

1 Property in Contract:

List Price Increase \$329,000 - 3Br/2Bath/Waterfront

11 Homes Sold in the Past 6 Months Through MLS:

Sold 8/5/19 for \$318,000 - 3Br/2Bath/Pool

Sold 7/23/19 for \$363,000 - 5Br/3.5 Bath/Pool

Sold 6/20/19 for \$330,000 - 3Br/2Bath

Sold 6/18/19 for \$299,000 - 3Br/2Bath/Waterfront

Sold 6/10/19 for \$317,500 - 3Br/2Bath

Sold 5/16 for \$290,000 - 3Br/2Bath

Sold 5/16/19 for \$308,000 - 4Br/2Bath/Waterfront

Sold 4/30/19 for \$323,000 - 3Br/2Bath

Sold 4/9/19 for \$338,000 - 4Br/2Bath/Pool

Sold 3/27/19 for \$305,000 - 3Br/2Bath/Pool

Sold 3/12/19 for \$290,000 - 3Br/2Bath

Judy Angelovich, Broker

Summer's Dream Real Estate llc

(954) 789-9099

Board of Directors:

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Interview Committee:

Inez Guglielmo – Chair

Property Manager:

Scott Straleau, L.C.A.M.

(561) 733-5550

Landscaping Committee:

Mariseli Delacruz

Rodi Dwork

Dale Ostrowski

Web Site: www.CitrusGlen.org