



# Orange Peel

Citrus Glen Newsletter

[www.CitrusGlen.org](http://www.CitrusGlen.org)

December 2019

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## ***A Message from the President. . .***

*Steve Carl*

I hope everyone is enjoying their holidays with family and friends. The neighborhood looks great with so many houses festively decorated. Let's all have a safe New Year's Eve and enjoy good health and prosperity in 2020.

**Our thanks to the Zampini family** for your generous donation and delivery of Santa hats for mailboxes for homes on the Citrus Glen side of our neighborhood, **and to Polly Connolly, Jill Lemire and friends** for their distribution of Santa hats throughout the Executive Estates homes. Your time and efforts helped spread the holiday spirit of good cheer and were appreciated by homeowners and our guests. ***A note to everyone to hold onto these Santa hats and store them so you can place them on your mail boxes again next December.***

## **Annual Board Member Elections will be held at our HOA meeting on January 28, 2020 at our Club House.**

Two members are up for re-election: Chris Aromandi (currently serving as Secretary) and Jim Massey (currently serving as Treasurer). You will all be receiving mail-in Proxies prior to the meeting. To have your vote counted, this form must be submitted on time, filled out correctly and signed. Please read the instructions carefully. You will be voting for members to take a seat on the board. The positions they will serve in is then decided by the board members.

The neighborhood is humming with roof replacements and renovations. Thank you to all homeowners for getting a jump on these improvements as well as to those with approved plans for house painting, new fence installation and other work requests submitted. Your work not only protects and increases the value of your home investment, but the results are enjoyed and appreciated by the entire community.

**Our yearly home inspections are just a month away.** Remember to submit an **Architectural Review Board Request** form when considering any sprucing up and improvements that will affect the exterior of your home or landscaping. The application will be reviewed by the A&E Committee and a signed approval will be returned to you before any work can begin. When your work is complete, a committee member will verify that the work is as per your approved request. Visit our site, [www.CitrusGlen.org](http://www.CitrusGlen.org) and click on "Documents and Samples." The first document listed is the **Architectural Review Board Request**. The form is also available for pick up at the Club House on Tuesdays and Thursdays from 9am to 11am.

**This year's inspections will include the rear yards of properties bordering our three lakes**, and where they are exposed to common areas and other neighbors, just as in the past the rear yards and fences of properties bordering our community roadways and Miner and Lawrence Road have been inspected.

From our Bylaws:

**11.2 Lot Owner Maintenance.** Each Lot Owner is responsible, at the Owner's own expense, for all maintenance, repairs and replacements of his own Lot, Unit and Limited Common Areas. The Lot Owner is responsible for all maintenance, repair and replacement of the Owner's Lot except to the extent the governing documents specifically impose that duty on the Association. The Owner shall maintain all areas of the Lot in a neat and attractive condition. The Owner's responsibilities include, without limitation, the following:

(A) Painting all exterior painted areas with colors approved by the Board of Directors. No Owner shall change the exterior color of the Owner's Unit without the written consent of the Board of Directors under the standard procedure for approval of alterations,

(B) Keeping the exterior surfaces reasonably free of peeling or deteriorated paint, mildew, rust deposits or other discoloration.

Replacing broken or deteriorated roof tiles with tiles conforming in color and design to the existing tiles.

(D) Keeping the roof reasonably free of leaves and other debris accumulation.

Repairing or replacing, as necessary, rotten or deteriorated exterior wood items, including fascia, trim, doors, wood fences and wood gates.

(F) Replacing torn or damaged screens and broken glass.

(G) All pest control.

(H) Cleaning, maintaining, repairing and replacing the driveway including any portion of the driveway between the Lot line and the street. An Owner shall be required to remove any stains or discoloration from the driveway. If a driveway is cracked, damaged, or otherwise in need of repair, the Association may require the Owner to properly repair the driveway and take action to restore it to a neat, safe and attractive condition. If the Owner should choose to refinish the driveway, the Owner shall submit the proper application for approval by the Board of Directors.

All residents are reminded that we each are responsible for maintaining our own **front and rear privacy fences and our house zero lot line walls** in good condition.

HOA fence replacements planned for the perimeter of our community on Lawrence Road and a couple interior common areas (pump station, pool area) have been held up. Requests for surveys have been submitted according to the City of Boynton Beach requirements.

**If you are planning fence replacement, please remember that our docs still require haze grey.** Fence companies may tell you they are not available or are a special order, but *THEY ARE AVAILABLE AND THE ONLY APPROVED COLOR IN OUR NEIGHBORHOOD*. Please go to our site [www.CitrusGlen.org](http://www.CitrusGlen.org) and click on "Documents and Samples" to see a photo of the approved PVC fence. Available on that same page is the Architectural Review Board Request form which must be submitted and approved in writing before any fence work begins.

From our Bylaws:

**K (2) The required design of fences is as follows: All new fences (replacements) shall be board on board. If less than 50% of an existing shadow box fence is repaired, the existing shadow box fence may remain shadow box. If the repaired fence encloses a pool, the repaired fence needs to abide to State restrictions regarding the separation of the boards. The top of fences shall be flat. If the boards have dog ears or beveled edges, the dog ears or beveled edges must face down.**

**(3) All fences around or about a Lot that encloses a yard, shall be maintained by the Owner at the Owner's expense. This includes the fences between the openings of the walls. This is regardless if the fence encloses Common Area. PVC fences must be gray in color and must first be approved by the Board of Directors**

**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. The 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](mailto:President@CitrusGlen.org) or fill out the email contact form which you can find on our [www.CitrusGlen.org](http://www.CitrusGlen.org) website. Don't be shy. This is the easiest way to get the correct answer and we are happy to help.

Call **FPL 561-697-8000 to report power or streetlight outages**. Anyone can and should report any outages asap. Call this automated line *with the number on the streetlight pole* and they will send someone out.

**Please call the police to report illegal or suspicious activity, people or vehicles. Call 911 for emergencies. Report non-emergencies to 561-732-8116.**

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It lifts our spirits on cool, rainy days to see guests from up north enjoying their time in the pool even when the water temperature dips below our normally heated temperature of 85 degrees. Parts have been ordered, and both pool heaters will be repaired within the next few days. Thank you, Marlene, for the tip that the heater wasn't working. We would have never known judging by the number of people having fun in the pool. **Residents, please advise your guests that the pool and common areas around our lakes close at dusk.** Check with Google or Alexa for daily dusk time.

Parts have also been ordered for the Club House lake fountain lights, and they will be lit up again soon.

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**Is your house on the market for sale or lease?** Please go to [www.CitrusGlen.org](http://www.CitrusGlen.org) for the **Purchase & Lease Application and New Resident Information packet.** **"The completed applications must be submitted to the Association office at least thirty (30) days prior to the closing date or occupancy."** Once you have an accepted purchase offer or lease agreement, please have your buyer/tenant/realtor download this application and get it to our Property Manager (Tuesdays and Thursdays at the Club House 9am-11am) asap **to avoid a delay in your Closing.** **AFTER YOUR CLOSING: New residents are to bring their deed or lease to the Club House on Tuesday or Thursdays 9am-11am for Envera vehicle tags and to be put into our Envera system.**

**Any resident with a cell phone can go to [www.MyEnvera.com](http://www.MyEnvera.com) and download the app to easily update your own guest list, expedite entry for permanent and temporary guests, and to enable email or text notifications when a guest arrives.** If you don't remember your user name and password, call Envera 877-936-8372 for personal assistance.

## **Citrus Glen Real Estate Activity**

**MLS Status as of December 29, 2019**

### **6 Properties for Sale in our Community:**

List Price Reduced \$324,900 - 3Br/2Bath  
List Price \$330,000 - 3Br/2Bath/Waterfront  
List Price Reduced \$349,999 - 3Br/2Bath  
List Price Reduced \$370,000 - 4Br/2Bath  
List Price \$375,000 - 4Br/2.2Bath/Pool  
List Price \$379,900 - 3Br/2Bath/Waterfront

### **2 Properties in Contract**

List Price \$290,000 - 2BR/2Bath/Waterfront  
List Price \$360,000 - 3Br/3Bath/Pool

### **5 Homes Sold in the Past 6 Months Through MLS:**

Sold 10/23/19 for \$320,000 - 4Br/2Bath/Waterfront  
Sold 10/16/19 for \$310,000 - 3Br/3Bath/Pool  
Sold 9/9/19 for \$290,000 - 3Br/2Bath/Waterfront  
Sold 8/5/19 for \$318,000 - 3Br/2Bath/Pool  
Sold 7/23/19 for \$363,000 - 5Br/3.5 Bath/Pool

**Judy Angelovich, Broker**

*Summer's Dream Real Estate llc*

(954) 789-9099

*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*

#### **Board of Directors:**

Steve Carl - President  
George Kamel - Vice Pres.  
Chris Aromandi - Secretary  
Jim Massey - Treasurer  
Ed Ostrowski - Director

#### **A&E Committee:**

Arlene Aslanian  
Joe Eichenlaub  
Jill Lemire  
Paulette Martin  
Susan Tobin

#### **Interview Committee:**

Inez Guglielmo – Chair  
**Property Manager:**  
Scott Straleau, L.C.A.M.  
(561) 733-5550

#### **Landscaping Committee:**

Mariseli Delacruz  
Rodi Dwork  
Dale Ostrowski

*And a Happy, Healthy, Prosperous New Year To All !*