



Orange Peel

Citrus Glen Newsletter

www.CitrusGlen.org

February-March 2020

A Message from the President. . .

Steve Carl

Please stay tuned to local news for updates regarding the Coronavirus spreading across our country. Let's all stay aware and stay healthy.

Fence Survey on Page 2

After much discussion by the board of directors at our HOA meeting held Tuesday evening, February 25, it was decided that the color requirement for all fences would continue to be light grey. Our documents state that wood fences must be painted haze grey, and the light grey vinyl that the fence companies had previously been supplying did closely match the wood fence color. However, when the HOA fence replacement project began last November on Executive Circle, a darker grey fence was installed before the work was stopped. Over the past few years, other fence companies have delivered this darker color and were ordered to remove it and to special order the Citrus Glen light grey color. Upon closer inspection, it has since been found that there are a few residences here where the darker color has been installed. On February 25 the board decided that the HOA fence project on Executive Circle could be completed in the darker grey color, but that all other fences must be light grey.

I have spent nearly four months researching and interviewing fence manufacturers, suppliers and installers in Florida and other states searching for this light grey fence, which I personally would prefer to continue with in our neighborhood. I have a property where a fence company came to my home, saw the color required, and then came and installed the incorrect color before I stopped him. I have since found two companies who have sent me samples which match the light grey and I was prepared to replace my newly installed fence. However, when the first fence manufacturer wanted to charge a \$900 delivery fee from out of state, and the second company said it only could supply a hurricane-rated light grey fence at \$70/foot I decided to go back to the board instead of paying for this light grey fence and then imposing these same excessive additional costs on residents needing to replace their old fences.

On March 13 at the Clubhouse a special meeting was held with the board of directors and Scott Straleau, our property manager. Another lengthy discussion was held, and then a ***favorable vote allowing vinyl fence shades of grey that meet the approval of the A&E Committee and the board. Approved vinyl fence colors are the light greys and the darker shade installed on Executive Circle where it meets the corner of Miner and Lawrence Roads.***

As this vote affects me directly, I abstained. There was one objecting board member concerned that allowing another shade of grey would not be aesthetically pleasing in our neighborhood, especially at the entrance, insisting we continue with the light grey vinyl fence requirement, and then suggested allowing white fences instead. Another discussion was held regarding this addition of white color fences, with some feeling that multiple colors throughout the community would not have a negative effect, and others feeling it could.

Scott Straleau said in his experience in other communities, white vinyl fences are more difficult to maintain, as they stain from rust, mulch, mold and mildew.

The vote to extend the shade of grey does not require an amendment to our docs. **An addition of another color such as white would require approval by 60% of the community. It was suggested that we survey residents for their opinion on adding white as a fence color option.**

Please email me at President@CitrusGlen.org to participate in this Survey:

Name _____ House Address _____

Email address _____ Phone # _____

Yes, I would like white to be an additional option for fence color _____ **OR**

No, I would like to keep the grey shades for all community fences _____

Before ordering fence replacements, residents must submit an A&E Request form with a color sample from the fence company. The A&E Request form is available at the Clubhouse Tuesdays and Thursdays from 9am-11am or www.CitrusGlen.org under Documents & Samples.

The quality of vinyl fencing was also discussed. Pricing from a local big box store was brought up, but the specs supplied showed it to be of inferior quality and strength. A few inferior fences installed in the neighborhood are already showing signs of wear and instability. Please keep the quality and durability of your fence in mind when pricing fences. A quality fence should last for many years.

Other items addressed at the meetings of February 25 and March 3, or which have come to our attention:

- * The City of Boynton Beach inspector will not approve a new roof installation prior to the installation of gutters on the zero-lot line side of the house.
- * Overnight parking in the overflow lot without the proper parking permit continues. Letters requesting compliance with our Bylaws have been mailed to the violating resident(s) and the next step will be towing. Please review page 3 of our January 2020 newsletter for more detail.

- * A&E Request forms must be submitted for approval prior to the removal of any HOA plantings, and are your financial responsibility to replace immediately if approved. Please review the first page of the January 2020 newsletter for more detail.
- * A&E Request forms are requests for approval of work you plan to do or that will be done by your hired contractor, and not for work you want the HOA to do for you.
- * Our yearly inspections were completed and letters with any violations mailed to residents. All repairs must be completed by the current owner before any house sale will be approved, or an agreement from the Buyer to accept responsibility must be a condition of sale.
- * As a result of our inspections, 37 A&E Requests were approved. Many houses, doors and driveways are now freshly painted, and new roofs and landscaping are being installed. Thank you to Jim and Marilyn Massey, Jill Lemire and Polly Connolly & Susan Tobin for your time and effort with the inspections, and to all neighbors who have made their homes more beautiful before and after. The neighborhood looks great!

Is your house on the market for sale or lease? Please go to 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 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.

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

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.

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 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.

Citrus Glen Real Estate Activity

MLS Status as of March 14, 2020

5 Properties for Sale in our Community:

List Price reduced \$279,900 - 2Br/2Bath
List Price reduced \$320,000 - 3Br/2Bath/Waterfront
List Price reduced \$338,900 - 3Br/2Bath
List Price reduced \$340,000 - 3Br/2Bath
List Price \$357,000 - 3Br/3Bath/Pool

1 Property in Contract

List Price \$334,900 - 3Br/2Bath/Waterfront

5 Homes Sold in the Past 6 Months Through MLS:

Sold 2/13/20 for \$359,000 - 4Br/2Bath
Sold 1/17/20 for \$295,000 - 2BR/2Bath/Waterfront
Sold 1/15/20 for \$350,000 - 3Br/3Bath/Pool
Sold 10/23/19 for \$320,000 - 4Br/2Bath/Waterfront
Sold 10/16/19 for \$310,000 - 3Br/3Bath/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

A&E Committee:

Arlene Aslanian
Polly Connolly
Joe Eichenlaub
Paulette Martin
Susan Tobin

Property Manager:

Scott Straleau, LCAM
(561) 733-5550

Clubhouse Reservations:

Inez Guglielmo