A Message from the President...

Steve Carl

Just over two dozen residents showed up Tuesday evening for our Annual Members Meeting, and as our Property Manager Scott Straleau announced, along with the proxies we did not have a quorum to hold a meeting with an election of officers. Thank you, if you did not attend because you have confidence in the board and are content with business continuing as it is currently being handled; and that is the outcome. Or as one resident in attendance raised her hand and said, nobody gets to complain about things if they don’t show up to vote. We could not have said it better, Mireya.

The organizational meeting was held as required, and the board members agreed to serve in their present positions for 2020. Thank you, Chris Aromandi, George Kamel, Jim Massey and Ed Ostrowski for your volunteered time, service, teamwork and dedication to our community. I do believe we have a solid and strong board of directors and that the majority of the community is happy with the results. The complaints we receive are few and from a small handful of people who just don’t have the time to help us become a neighborhood where they would be happier. But we all move forward doing our best. Here’s to 2020!

Our yearly home inspections will begin soon. For your convenience, I have attached the Architectural Review Board Request form which you must submit to obtain approval from our A&E Committee prior to the commencement of any work for improvements or repairs that will affect the exterior of your home or property. The form is also available at www.CitrusGlen.org. 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. 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.

Ready to freshen up your front yard landscaping? That’s great! Please submit this Architectural Review Board Request form with your detailed plans (replacing existing shrubbery or sidewalks, etc.), the name of the landscaper you are hiring and what shrubbery you will be planting. After you receive written approval, your work must be completed within 90 days. As the homeowner, you are responsible for all costs associated with your property’s improvements.

We are slowly continuing with our mulch replacement project throughout the neighborhood. Even with our recent $15/month increase in HOA fees, there is not enough money in the budget to do this throughout the community in one shot. A community-wide project would call for a special assessment. Instead, we will go as far as we can each year with the money we have. We are well aware that many plantings need replacement,
and we will eventually get to your property. This is what happens when you wait 30 years to take care of landscaping, mowing around it and covering up with added mulch every year. It took many years to get this bad and may take years to make beautiful again.

At this point I do not believe the community is looking for a special assessment for landscaping clean up. Coming in or emailing your insistence that your property should be taken care of first or next will NOT put you at the top of the list. Depending on what surprise expenses the year brings us, we will get as far as we can on a worst-case basis, as determined by our board in conjunction with our support committees and landscapers.

Our Bylaws call for cement driveways and sidewalks, and no tile will be approved for installation because of their lack of durability. The HOA assumes no responsible for any damage to tile driveways or sidewalks. Any damage you feel landscapers or anyone else may have caused to your property is between you, whomever you feel did the damage, and your insurance company.

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**A message from the Public Information Office, City of Boynton Beach:**

Please help keep Boynton Beach clean. Warnings have been issued for garbage violations over the past month. Beginning February 1, the city will begin to implement mandatory service charges for garbage violations.

**REPORT CODE COMPLIANCE VIOLATIONS**


**Not Our Favorite Thing to Do**

[https://www.boynton-beach.org/garbage](https://www.boynton-beach.org/garbage)

Please contact Public Works at 561.742.6200 or PWAadmin@bbfl.us with any questions.

Unfortunately, because it requires additional staff and equipment resources, we charge for these violations:

* Trash placed out before the scheduled pick-up day.
* Trash piles that have mixed debris, such as as vegetation on top of construction pile.

An explanation of the violation will be placed on your door and include a price quote. If the violation is not corrected within 24 hours, the pile will be removed and your water bill will be charged a minimum of $50.

**Preparing Your Vegetation for Pick-Up**

Vegetation piles of up to 3 cubic yards will be picked up weekly. Large tree stumps and trunks (larger than 4” in diameter) require a special pick-up.

* Cut large vegetation into 4’ lengths.
* Place grass clippings, leaves, and other loose yard waste in heavy-duty plastic trash bags or separate containers.
* Set vegetation at the curb after 6:00 p.m. the day before your scheduled pick-up day.
* Leave 3’ around each pile and any obstructions, such as mailboxes, cars, or recycling bins.
* Remove loose or small debris from piles.

Bulk trash and vegetation must be separated for pick-up.
Per our Bylaws:

12.6.(B) Overnight parking in the overflow and pool parking lots is prohibited unless the vehicle has a temporary permit provided by the Association. Such permits may be issued for no longer than fifteen (15) days. Violators may be towed away without warning.

Vehicles arriving late at the community and unable to obtain a temporary permit, may park at the overflow parking Lot, across the street from the clubhouse, **providing a sign to that effect is placed on the windshield and the Owner obtains the temporary permit the next day from the Association.** The sign must be readable from the outside. The sign must indicate the following:

Emergency parking

Came late

Will get permit tomorrow

Lot number ________

The Lot number is the Lot number of the Owner or resident of the Unit related to the vehicle. **Such a permit is only valid for one time overnight and may not be renewed.**

**Having a party at your home or at the Club House?** Great! We hope you all have fun. **Remember that your guests are your responsibility** from the moment they come through our gate. Envera requires from each visitor a name and address. **Give your guests your name and address, even if the party is at the Clubhouse, or they will be turned away.** Street parking is not allowed between 2am and 6am. Parking on the grass or sidewalks is never allowed. **Remember that your neighbors are just feet away and are entitled to their peaceful enjoyment of the evening. Neighbors prefer to not be disturbed, and not faced with the dilemma of having to spoil your revelry with a visit from the police department.** Think and be thoughtful beforehand.

**Swimming at night? Not here, please. Our pool and common areas close at dusk.** The Clubhouse closes at 10pm for all parties. **Clubhouse reservations do not include use of the pool area past dusk.**

I struggle to report this and with where in a newsletter to even print this, but there is a resident in our community spreading a slanderous lie about a former board member. If you hear it, as with all malicious rumors, please consider the source and do not pass it further along. Do the right thing. There is absolutely no reason why we should all be anything but kind to one another. What is the gain in being otherwise?

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.

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.**

**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.

Citrus Glen Real Estate Activity
MLS Status as of January 29, 2020

6 Properties for Sale in our Community:
List Price Reduced $324,900 - 3Br/2Bath
List Price $334,900 - 3Br/2Bath/Waterfront
  List Price $345,500 - 3Br/2Bath
  List Price $349,900 - 3Br/2Bath
List Price Reduced $349,999 - 3Br/2Bath
List Price $379,900 - 3Br/2Bath/Waterfront

2 Properties in Contract
List Price $330,000 - 3Br/2Bath/Waterfront
List Price Reduced $370,000 - 4Br/2Bath

6 Homes Sold in the Past 6 Months Through MLS:
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
Sold 9/9/19 for $290,000 - 3Br/2Bath/Waterfront
Sold 8/5/19 for $318,000 - 3Br/2Bath/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

Property Manager:
Scott Straleau, LCAM
(561) 733-5550

Clubhouse Reservations:
Inez Guglielmo
CONTROL NUMBER: ____________

ARCHITECTURAL REVIEW BOARD REQUEST
EXECUTIVE ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.
(CITRUS GLEN)
APPLICATION FOR ALTERATIONS

OWNER NAME: ______________________ DATE: ____________________
ADDRESS: __________________________ PHONE: ____________________
LOT NUMBER: __________ E-MAIL: ________________________________

DESCRIBE IN DETAIL, TYPE OF ALTERATION & MATERIALS TO BE USED:

________________________________________________________________________

________________________________________________________________________

An application requesting approval of any alteration which occurs outside the exterior walls of the building, and owner's lot. MUST BE ACCOMPANIED BY A SKETCH INDICATING LOCATION, SIZE & TYPE OF CONSTRUCTION, AND OTHER PERTINENT INFORMATION.

If approval is granted, it is not to be construed to cover approval of any County code requirements. A building permit from the City of Boynton Beach or Palm Beach County Building Departments will be required on most property alterations or improvements. As per section 11.3 of the Declaration of Covenants and Bylaws, no construction or alteration may take place until approval is received. Owners are required to complete the alteration within three (3) months of approval. Written requests for extensions must be applied for prior to the three (3) month expiration date. Note: Any changes, no matter the reason, that cause a deviation from what is described in this application, shall require the applicant to resubmit a New Application to the Board and the previous application may be considered Null and Void at the discretion of the board.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, that the applicant, the heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. It is understood and agreed that the Association and the Management Company, are not required to take any action to the repair, replace or maintain any such approved change, alteration or addition, or any damage resulting therefrom for any reason to the existing original structure, or any other property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE, AND ITS FUTURE UPKEEP.

DATED: ___________________________ OWNER'S SIGNATURE: ______________________

OWNER'S SIGNATURE: __________________________

ACTION BY ASSOCIATION:

DATE: ___________________________ APPROVED: __________, NOT APPROVED: __________

BOARD MEMBER SIGNATURE _______________ BOARD MEMBER SIGNATURE _______________

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CONTROL NUMBER: ____________________

EXECUTIVE ESTATES OF BOYNTON BEACH HOMEOWNERS ASSOCIATION, INC.  
(CITRUS GLEN)

WAIVER OF LIABILITY

The undersigned hereby agrees that any and all liability caused by or arising from acts which may increase the hazard of susceptibility to loss on the described premises shall not be held against the Association or the Management Company, et al "as their interests may appear" and they shall be held harmless from any liability arising therefrom and indemnify them for all losses, costs, expenses and attorney's fees in connection with any such addition to their unit/home.

Dated: ___________________________

Witness: ________________________  Unit Owner

Witness: ________________________  Unit Owner

Please Return To:  Gulfstream Services Management, Inc

Gulfstream Services Management, Inc  P.O. Box 24-4225
P.O. Box 24-4225  Boynton Beach, FL 33424-4225

You may also deliver this document to the office in the clubhouse at:  195 Temple Avenue.

Boynton Beach, FL. 33436