



President's Message

Citrus Glen Newsletter

January 2018

It's been a long time between Newsletters

Back by popular demand the Newsletter will be published in both written and email copies. I hesitated to write any newsletters due to circumstances upon my control. I apologize for not continuing to keep everyone up to date with all the "going's on" of the neighborhood.

We all were lucky with the passing of Hurricane Irma

Another year has passed. We all managed to survive the hurricane season and came out for the most part in good condition, considering the size and magnitude of the storm. In my 67 years of living here in South Florida, that was the biggest and widest storm I have ever seen. Our neighborhood was truly blessed in that the damages were minimal for the most part. I know some residents lost screen enclosures, trees and there was significant number of fences that were damaged. Overall we all survived and experience minimal damages.

Rear Gate Access

The rear pedestrian gate has a new lock in place. After several request were made to allow residents to utilize the rear pedestrian gate, the Board installed a new key lock with a special key to allow pedestrian traffic to all the residents. The key is "Cannot be duplicated" and therefore should be allowed to circulate beyond the residents whom request a copy. There is a fee of \$25.00 to cover the cost of the key and hopeful recover the cost of the installing the special lock. Hopefully, the use of the rear gate, which has an automatic closer, similar to the lock assembly at the community pool, will not become a security issue and will increase security by the residents who use the gate and observe any unusual activity.

"Nextdoor" blog

As the lead for the *Nextdoor* app that you can download to your phones, I have had many reservations about it use as a "complaint" box. I originally suggested the use of the app to post messages about recommendations, help during the hurricane, and lost animals bulletins. Please keep in mind, that *Nextdoor* is not an official website for the community. It does have a large percentage of residents that are joined, so it does circulate to the majority of the residents. Unfortunately, it became a public complaint box, with little or no civility between neighbors and friends. I had one couple tell me "We used to have complaints about our neighbors, but it wasn't

publicly displayed." Unfortunately, some of the complaints became "Fake News", and were taken as the gospel. Hopefully in the future, we will all keep our negative comments or complaints to ourselves or submit them through the proper channels for resolution.

Alligator in the rear lake

There were reports of a small (less than 3') Alligator spotted in the rear lake. I went to observe him, he was there, and has obviously been fed by some humans, as he swam towards me and hung out looking for food. Beware for any small dogs that you walk by the rear entrance lake, I heard he was spotted in the Clubhouse lake as well. Please refrain from feeding any wildlife, including ducks for they not survive and your feeding will do them an injustice.

Recent Comcast Issues

During the recent cold snap, there was suddenly a rash of trouble with both Comcast television and Internet services. I had received a letter from Comcast just prior to the problems, stating they were going to increase my "boost" internet service. I don't know the reason for the problems, but it has made a few residents edgy as they work out of their homes and depend on the internet. I think Comcast increase the speed of the internet and the system could not handle the increase OR the cold weather caused problems. Comcast has been correcting a lot of the problems and some have advised if you continue to have issues to call the FCC and file a complaint. Obviously, that works the best, as Comcast responds immediately after the FCC contacts them. Comcast may not be the best provider, but it is significantly large enough and have 1,000's of trucks and personnel that can respond to your issues. We will continue to work to resolve any issues with Comcast in the future.

Annual Inspections are coming

The last week of January, 2018 the A&E committee will be performing the annual inspection. Items that are to be viewed and addressed by the committee, include your roofs, driveways, painting, mailboxes and fences. Anything visible from the street. This is a non-evasive inspection and include any observations from the rear of the property, including screen enclosures, trees over-growing the walls, and rear fences that can be seen from the roads. You will receive a letter stating any violations after the inspections take place, at which time you will have 30 days before a re-inspection, to correct any issues. Please note, stockade fences are not an approved fence. If you had a shadow-box fence and you repaired it, it could stay shadow-box. If you replaced the fence, it will need to be board on board. The top of the fence, must be straight cut, not "dog-ear." While I was doing Santa's work, during the holiday, I saw a lot of mailboxes that needed attention.

Annual Elections at the January Board Meeting

On the last Tuesday of the month, January 30th, at 7:30 PM, there will the election for the Board members whose terms are up. This year the secretary Chris Aromandi and Bob Moreno whose term was fulfilling the previous term of Bob Foster, are up for re-election. Nominations from the floor will be accepted. Hopefully we will have a quorum and the needed number of proxies or

voters to conduct the election. If anyone wants to be included or considered for a position or is interested in serving the community, please don't hesitate to contact either Scott Straleau at the Clubhouse office on Tuesday or Thursday mornings or send an email to "President@Citrusglen.org" and provide a small background or statement for wanting to serve and we will include you in the introduction, prior to voting. If you are unable to attend, please send your signed proxy in the stamp envelope you received or drop it off at the clubhouse in either the mail slot to the office or the mailbox on the street. Your signature should be on the owner's signature line and dated. If you have designated a voter, then fill in their name and have them sign and date the signature line for designated voter.

Community events

In the past we have had a few events to try to get the community to participate in. We were successful in having a number of happy hours. We had a good turnout for those events, but some might say they were not inclusive of all the families in the neighborhood. If anyone has any suggestions for a "Pot Luck" or other events that will include all families, please send me an email with your suggestions. In the past, I attempted to have card game nights, tennis nights, but with only a few participants. Let's see if we can become creative that will attract the family's for participation in the community.

In conclusion, hopefully this will be a peaceful and neighborly year in the months to come. The newsletter will be forthcoming more often than not, so you will be kept in the loop of the things that affect you as a resident and member of this great neighborhood.

Jill Connolly

President

Neighborhood Real Estate Watch ~ by Judy

“Citrus Glen Real Estate Activity”

As reported in MLS as of January 17, 2018

3 Properties For Sale in Our Community

List Price \$314,900 – 3Br/2Bath

List Price \$319,900 – 3Br/2Bath

List Price \$334,999 – 3Br/2Bath

2 Properties in Contract:

List Price \$299,900 – 3Br/2Bath

List Price \$315,000 - 3 Br/2Bath/Waterfront

Homes Sold in the Past 6 Months through MLS:

Sold November 17 for \$210,000 – 3Br/2Bath (original list \$225,000)

Sold November 3 for \$310,000 – 4Br/2-1/2Bath/Pool (original list \$300,000)

Sold October 17 for \$317,500 – 3Br/3Bath/Pool (original list \$330,000)

Sold September 20 for \$314,000 - 4 Br/2Bath (original list \$330,000)

Sold August 16 for \$305,000 - 3 Br/2Bath/Waterfront (original list \$330,000)

Sold July 31 for \$308,000 0 3 Br/3Bath (original list \$310,000)

Summer's Dream Real Estate llc

Judy Angelovich, Broker,

Realtor, Citrus Glen Resident

~ 20 Years Experience Working with Buyers & Sellers ~

~ Thinking of buying or selling? ~

~ Call me with any real estate questions you may have. ~

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