



Orange Peel

Citrus Glen Newsletter

July 2019

A Message from the President. . .

Steve Carl

Our Club House GYM is open as of Tuesday, July 2nd. The remainder of our Club House is open with limited use. It is not presently ready to reserve for parties. We did hold our June 25th HOA Board of Directors meeting there, and the more than 2 dozen residents in attendance were able to see the renovation progress. Property Manager Scott Straleau discussed the repairs made including the re-establishment of the hot water heater with a shut-off valve in the kitchen, the drywall and floorboard replacement and paint throughout. Kitchen cabinets and floor tile have been ordered. Since our meeting the gym floor has been cleaned and re-installed. Scott felt the Club House repairs should be completed within the next couple weeks. An email blast will be sent out to everyone on our email list when the Club House is open and once again available for your enjoyment and to reserve for parties.

If you would like to receive our HOA email blasts of important and sometimes emergency notifications, please send your email address to me at President@CitrusGlen.org If you do not have an email address, arrange for a neighbor to contact you when they receive a notification.

The **mailbox replacement project is complete and was a great success.** The special assessment of **\$300 per household is due in full by August 1, 2019.** Please write your Citrus Glen house address on your checks and mail it to: Gulfstream Services Management Inc., P.O. Box 243399 Boynton Beach, FL 33424-3399

Parking is not allowed on the grass anywhere in our community. We have spent a good deal of money this 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.

Parking is allowed in our overflow parking lot during the day at all times, or overnight with a parking pass only. To obtain a parking pass please stop by the Club House on Tuesday or Thursday from 9am to 11am, or contact any board member or Inez Guglielmo. Please be prepared to provide the vehicle year, model, color and license plate number. The pass will be valid for up to two weeks.

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. This is only valid for one time overnight and may not be renewed. Violators may be towed away without warning.

Our newly formed **Landscaping Committee** met prior to the June 25th HOA Board of Directors meeting. Our hired community landscapers have been removing large areas of mulch throughout our neighborhood for the past couple months and replacing them with sod, flowers and plants. The results have been impressive. Our Landscaping Committee will be assisting going forward by suggesting plantings for this project. Our thanks to Mariseli Delacruz, Rodi Dwork, and Dale Ostrowski for volunteering to serve on this committee.

If you would like to know what time our pool is closed for the day, ask Alexa or Google "What time is dusk today?" **According to our Rules and Regulations, our pool area is closed at dusk each day. Access to our common areas surrounding all three lakes also closes at dusk.**

Bullldog Fence of Florida LLC out of Delray Beach was awarded the bid for the **replacement of three 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 will oversee this project.

Other items discussed at our HOA Board of Directors Meeting held June 25th: (1) Our Gatehouse was struck by lightning a few weeks ago, leaving the guest entry arm upright for a few days as Envera had to order and install a replacement board. (2) Rust-colored stains on some areas of our exterior wall will be treated and repainted under warranty by the company who painted the walls last fall. (3) Our board Vice-President George Kamal has been diligently working on our Club House window replacement issue for the past month and has come up with a great alternate solution that will save the community a lot of money. George brought in a hurricane shutter company to prepare a bid. Secretary Chris Aromandi suggested that this item be included in the budget for next year, and the board agreed. (4) Tree trimming continues for all palms.

An item brought up after the meeting and which we have not had to discuss for quite some time is the requirement for all pet owners to pick up after their pets. This is not just a demand under our Bylaws, it is a Boynton Beach law. **Please pick up after your pet.**

Our community flagpole has been relocated to our Gate House!

Summer is here! We love to see and hear the sounds of our residents and their guests enjoying the pool area. **Please help us to maintain the new umbrellas by taking a moment to glance around before you leave, and closing any that have been left open.** Also, remember to take with you or place in the trash bin water bottles and items you have brought to the pool area. *Have a great time!*

I welcome emails to President@CitrusGlen.org any time with your questions or concerns and do get back to you as soon as I can with an answer. I do not man my email 24/7. **Some things should be reported directly to the authorities**, like illegal or suspicious activity, people or vehicles. Call the police right away so they can check it out while the activity is taking place. **Call 911 for emergencies.** Another good phone number: **561-732-8116 for non-emergency police calls**

Other numbers to keep on hand: **FPL: 561-697-8000 to report power or street-light outages.** Anyone can and should report any outages asap. Call this automated line with the number on the street light pole and they will send someone out. Now that our storm season is here, please call in any power outages. If FPL is aware of it, the recording at this number will let you know the status.

And one we hope you will not need: **Big City Towing 561-547-4092** you may call directly to retrieve your car if it has been towed after one warning for parking violations. The Board is not immediately notified of vehicles towed.

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.

Citrus Glen Real Estate Activity

MLS Status as of July 1, 2019

2 Properties for Sale in our Community:

List Price Reduced \$349,000 - 3Br/2Bath/Pool

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

1 Property in Contract:

List Price \$389,900 - 5Br/3.5Bath/Pool

10 Homes Sold in the Past 6 Months Through MLS:

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

Bank Owned Sold 2/18/19 for \$226,279 - 3Br/2Bath

Judy Angelovich, Broker

Summer's Dream Real Estate llc

(954) 789-9099

***To our Board and Committee Members, our Property Manager, and all our Residents who proudly maintain the beauty and 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 President

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

Web Site: www.CitrusGlen.org