



# Orange Peel

Citrus Glen Newsletter

March 27, 2019

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

*Steve Carl*

Our HOA meeting was held Tuesday, March 26. Property manager Scott Straleau presented his monthly report to the board, which included in part:

- Mailbox statements were mailed out to all Citrus Glen homeowners, with \$300 per house due in full by August 1, 2019. Many residents have already stopped in and dropped off their checks at the Club House (Tuesdays and Thursdays 9am-11am).
- A Certificate of Amendment was signed by board president Steve Carl and secretary Chris Aromandi allowing for the change in mailbox and mailbox color in our Bylaws and Covenants.
- We have a new towing company: **Big City Towing 561-547-4092**. (As a reminder, our overnight parking patrol may tow a vehicle after one warning for parking on the street or sidewalk, or for a violation of our parking rules as stated in our Bylaws and Covenants which are available for your review at [www.CitrusGlen.org](http://www.CitrusGlen.org) . You may call the towing company directly to retrieve your vehicle. The board is not notified of towing activity.)
- The A&E committee will no longer approve tile driveways, due to maintenance issues.

From our Bylaws & Covenants:

**11.8 (L) DRIVEWAYS. Driveways shall be concrete, concrete pavers or other material approved in writing by the Board of Directors. Asphalt driveways for Lots are prohibited. Staining with silicone acrylic or other process in approved colors is permitted with prior written approval from the Board of Directors.**

- All yearly inspection violation letters have been mailed out with work to be done noted.

- The board approved 5 Architectural Review Board Requests for residential repairs and upgrades including exterior house paint, gutters and fence replacement.
- The Club House and Gate House roofs as well as the tennis courts were cleaned.
- Two Club House doors with wood rot need to be replaced. Estimates will be requested.
- Sidewalk and roadside repairs have been completed. Sod work has been completed.
- Two flagpoles currently requiring access through homeowners' properties will be removed. One will be relocated to the south side of the Gate House at our entrance.

Board director Ed Ostrowski brought up a neighborhood concern regarding school children climbing the wall at the end of Citrus Avenue, bordering the Citrus Park community south of us. A brief discussion was held including the half-dozen residents in attendance. Past-president Jill Connolly said this has been an on-going problem with no remedy. The wall is easily scalable from the Citrus Park side, as the ground is higher there than on our side. A "No Trespassing" sign will be installed.

The pole lights around the pool have been replaced with LED lights. Each time a lamp had to be replaced in the past, we had to rent a lift, pay for pickup & delivery, plus pay for parts and labor. If LED bulbs last as long as suggested, we will save money on electric & service costs.

We are getting estimates for this year's tree trimming.

The excerpts from our Bylaws and Covenants printed below contain information requested from several residents over the past month, and can be found in full at [www.CitrusGlen.org](http://www.CitrusGlen.org)

**(K) FENCES, WALLS AND MAILBOXES.**

**(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 by 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.**

**11.6 Enforcement of Maintenance.** Each Lot Owner shall maintain the Unit, Lot and its appurtenant Limited Common Area in quality condition at all times as required above. This includes but is not limited to those items listed above along with the exterior walls, roof, and *fencing on the rear and side yards of the home.*

**11.7 Negligence; Damage Caused by Condition in Lot.** The Lot Owner shall be liable for the expenses of any maintenance, repair or replacement of Common Area, other Units and/or Lots, or personal property made necessary by his act or negligence, or by that of any member of his family or his guests, employees, agents, or tenants. Each Lot Owner has a duty to maintain his Unit and Lot, any Limited Common Area and personal property therein, in such a manner as to prevent foreseeable and reasonably preventable damage to other Lots and Owners, the Common Area or the property of other Owners and residents. If any condition, defect or malfunction, resulting from the Owner's failure to perform this duty causes damage to other Units and/or Lots, the Common Area or property within other Lots and/or Units, the owner of the offending Lot shall be liable to the person or entity responsible for repairing the damaged property for all costs of repair or replacement.

**11.1 Association Maintenance.** The Association is responsible, as an Association Expense, for the protection, maintenance, repair and replacement of all Common Area (other than the limited Common Area that is required elsewhere herein to be maintained by the abutting Owner). The Association shall also, as an Association Expense, maintain, repair and replace certain landscaping on Lots as set forth herein. The Association's responsibilities include, maintenance, repair or replacement of the Association approved landscaping located on the Lots excluding areas enclosed by a fence or wall. This includes, but is not limited to irrigation, mowing, edging and tree trimming. The Association shall only be responsible to maintain Association approved landscaping. The Association shall not be responsible for impatiens or other seasonal flowers permitted by the Association. *The Association may but is not required to replace trees on Lots. However, the Association shall not be responsible for damage from the roots of trees located on Lots or Common Areas.*

**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 use the email contact form on our [www.CitrusGlen.org](http://www.CitrusGlen.org) website, or stop by the Club House Tuesdays and Thursdays from 9am to 11am.**

*~ We can give you the correct answer. ~*

## **Citrus Glen Real Estate Activity**

MLS Status as of March 27, 2019

### **1 Property for Sale in our Community:**

List Price \$325,000 - 3Br/2Bath

### **3 Properties in Contract:**

List Price \$310,000 - 3Br/2Bath

List Price \$325,000 - 3Br/2Bath

List Price \$345,000 - 4Br/2Bath/Pool

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

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

Sold 12/06/18 for \$329,000 - 3Br/2Bath/Waterfront

Sold 11/14/18 for \$305,000 - 3Br/3Bath/Pool

Sold 11/09/18 for \$337,000 - 3Br/2Bath

Sold 10/10/18 for 320,000 - 3Br/2Bath/Waterfront

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

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