A Message from the President...

Steve Carl

Memorial Day turned out to be a pretty nice day for us after all, despite the Tropical Storm Alberto weather alerts. For us, the most threatening thing about this storm was how early in the year it arrived. Let’s all be forewarned and take advantage of Florida’s Tax-Free Week June 1-7 for hurricane preparedness items, as detailed in the May 28 edition of the Palm Beach Post.

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We are still dealing with yearly inspections since late January. Thank you to the A&E Committee members who have walked the community several times inspecting and re-inspecting, trying to accomplish this yearly task that is now entering its sixth month of work. Today there are more than 30 homes still out of compliance. These homeowners will now be dealing with the HOA attorney at their own expense. We are taking steps for the 2019 Inspection to avoid this long, dragged out period of chasing homeowners that is a cost of time and effort for board and committee members, a $ cost to compliant residents (certified mail, property management time), and an unfair eyesore for the majority who proudly maintain their homes to our Citrus Glen standard. Thank you to those who maintain their homes throughout the year, and to those who so willingly and promptly remedied the items flagged.

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At the recommendation of our property manager, Scott Straleau, we have hired a new overnight parking enforcement patrol at a lower cost to the community. With a reminder that after one tagged violation a vehicle will be towed, please take a few minutes to review the following from your Bylaws and Covenants which this patrol will use as their guideline of enforcement:

12.6 Parking and Speed Limits.
(A) Parking is permitted in the garage and driveways. If the garage is not used for parking, the vehicles must be parked in the driveway or parking pad. Street parking shall be permitted on only the sidewalk side of the street, and street parking is prohibited between 2am and 6am. Parking on the sidewalk or grass is prohibited. Violators will be towed. Larger vehicles that do not fit in the garage are prohibited from parking on the street. The limitations on street parking have been enacted to permit emergency service vehicles to access Units and otherwise prevent an unsafe or unsightly environment. The Board of Directors may further restrict parking on the street.

(D) The following conduct is prohibited:
(1) Driving over twenty-five (25) miles per hour.
(2) Parking in such a way as to cause an obstruction of traffic, restrict access to another
owners garage, driveway and/or parking pad or a safety hazard.
(3) Maintenance and/or repair of vehicles (this excludes ordinary maintenance of changing
a tire or battery).
(4) Enforcement of the Vehicular Conduct rules will be enforced to the fullest extent of the
law.

12.7 Vehicular Provisions:
(A) The following vehicles are prohibited unless parked in the garage with the garage door
closed:
(1) Trailers, motorhomes, campers and habitable motor vehicles;
(2) Trucks and pickup trucks, except that the pickup trucks which satisfy all the following
requirements may be parked in the driveway: used as personal passenger vehicles;
have no signs; have the bed covered by a commercially manufactured cover designed
to fit the particular vehicle; have no ladders, racks or external tool boxes; cannot
exceed height of garage door; and cannot exceed 232 inches in length. Vehicles such
as Ford Sport Trac, Honda Ridgeline, Chevrolet Avalanche, and Cadillac Escalade EXT
which have a rear cargo bed outside the passenger compartment must be parked in
the garage with the garage door closed unless they fit within the criteria for parking
pickup trucks in the driveway. Pickup trucks with dual rear wheels are prohibited.
(3) Vans, except for vans with full perimeter windows. Vans with full perimeter windows
which are not commercial vehicles are permitted to be parked in the driveway.
(4) Commercial vehicles which shall include, but not be limited to vehicles with any of the
following: commercial lettering, signs, ladders, racks or equipment, etc.
(5) Construction vehicles.
(6) Boats, jet skis, personal watercraft, off road vehicles, all recreational vehicles.
(7) Inoperable vehicles.
(8) Vehicles without current registration and/or tags.
(9) Vehicles which are an eyesore.
(10) Limousines.
(11) Buses.
(12) Covered vehicles unless the cover is in good condition at all times.
(13) Golf carts.
(14) Motorcycles and mopeds.

(B) Motorcycles and other vehicles with mufflers louder than OEM equipment are prohibited
even if parked in the garage.
(C) This restriction on trucks and commercial vehicles shall not apply to temporary parking of
trucks and commercial vehicles for pick-up, delivery and other commercial services
provided to a resident. Further, this restriction on vehicles shall not apply to official
emergency or police vehicles regardless of classification.
12.8 Towing. 
The Association shall have authority to have a prohibited or improperly parked vehicle from the Executive Estates community towed away at the expense of the vehicle owner and Lot Owner. The Association shall post the tow signs required by Florida Statute 715.07. By this provision, each owner and vehicle owner provides the Association with the necessary consent to effectuate a tow. In the event the Association incurs an expense with the tow, and the vehicle owner or Lot Owner fails to pay such costs upon demand, the Association shall have the right to levy a charge for the costs against the Lot Owner and the owner of the vehicle. The Association may collect the charge as an assessment against the Lot Owner to which the vehicle belongs or is visiting. The Lot Owner is liable for the vehicle violations of his/her family, lessees, guests, visitors, etc.). The remedy of towing is in addition to and not in substitution of all other remedies available to the Association.

In addition to our driveways, all homeowners must maintain the apron between the sidewalk and road. If you are one of the few lucky residents with an apron large enough for a vehicle, you may park there, abiding by the above restrictions, and providing all 4 wheels are on the apron, not on the road or sidewalk, and that you do not block the sidewalk. Parking on or blocking the sidewalk is never allowed. Please refer to the drawing on page 5 of this newsletter.

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Town requirements and restrictions for garbage pickup are detailed in their Boynton Beach Garbage Flyer which you can find under our Document Library at www.CitrusGlen.org. Additionally, according to your Citrus Glen Bylaws:

12.5 Trash. 
Rubbish, trash, garbage or other waste material shall be placed in proper containers and shall be kept within an enclosed or screened area so that it cannot be viewed from the street. Trash and recycling may be placed at the curb no sooner than 6:00 pm the night before the scheduled pick-up and they must be retrieved by 10:00 pm on the day of the pick-up.

Household items and brush can be placed out for Monday morning pickup along with trash. If you have a private landscaper, they must take all clippings away with them unless it can be kept out of view behind your privacy fence until 6pm Sunday. Recyclables and trash are picked up Thursday mornings.

If you have put out your garbage pails and/or bulk trash after the trucks have made their rounds in our community, you must bring it back inside or out of sight in your yard until the next pickup day. Any garbage remaining curbside after pickup will be removed at the homeowner’s expense. The town also may fine the homeowner for this violation. Empty garbage pails left at the curb after 10pm will be picked up for your retrieval from the Club House Tuesdays and Thursdays between 9am and 11am.

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Other items discussed at our May 22 HOA meeting: (1) The community-wide tree trimming will take place in July; all HOA trees will be trimmed. (2) A community fence at the end of Citrus Avenue between our neighborhood and Citrus Park has been replaced. (3) All community pool furniture has been re-strapped, and replacement of damaged umbrellas is planned. Under review are (4) community landscaping and (5) road repairs, along with (6) the A&E Committee’s ongoing mailbox replacement project. A drawing of one of the mailboxes being considered is printed on the last page of this newsletter, and a sample is available for your inspection at the Club House. Please come by and have a look.

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. If you need to reach out to us, please use the email contact form on our www.CitrusGlen.org website or stop by the Club House Tuesdays and Thursdays from 9am to 11am.

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**Citrus Glen Real Estate Activity**  
**MLS Status as of May 28, 2018**

**5 Properties for Sale in our Community:**
- List Price $319,900 - 3Br/2Bath
- Reduced List Price $319,900 - 3Br/3Bath
- Reduced List Price $340,000 - 3Br/3Bath
- Reduced List Price $349,500 - 3Br/3Bath/Pool
- Reduced List Price $365,000 - 3Br/2Bath

**1 Property In Contract:**
- List Price $299,900 - 3Br/2Bath

**5 Homes Sold in the Past 6 Months Through MLS:**
- Sold May 23 for $335,000 - 3Br/3Bath/Pool (Original list $347,000)
- Sold April 13 for $317,000 - 3Br/2Bath (Original list $325,000)
- Sold April 6 for $315,000 - 3Br/3Bath (Original list $354,999)
- Sold April 5 for $309,900 - 3Br/2Bath (Original list $314,900)
- Sold January 23 for $300,000 - 3Br/2ath (Original list $319,900)

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**Judy Angelovich, Broker**  
**Summer’s Dream Real Estate llc**  
(954) 789-9099
Below is a sketch that applies only to our few residents with driveway aprons (the area between the sidewalk and road) large enough for a vehicle. Vehicles that adhere to our Bylaws as reprinted on page 2 of this newsletter may park on this apron as long as all four tires are within the apron and not on the roadway or driveway, and not blocking the sidewalk.

**Board of Directors:**
Steve Carl - President
Jill Connolly - Vice President
Chris Aromandi - Secretary
Jim Massey - Treasurer
George Kamel - Director

**A&E Committee:**
Michelle Urban – Board Liaison
Joe Eichenlaub
Jill Lemire
Paulette Martin
Andrew Sozzi

**Interview Committee:**
Inez Guglielmo – Chair

**Property Manager:**
Scott Straleau, L.C.A.M.
(561) 733-5500

To our Board and Committee Members, our Property Manager, and also our Residents who proudly maintain the beauty and value of their homes and therefore, our Community,

~ A Heartfelt Thank You for All You Do ~

There's an awful lot of good going on around here.

Web Site:  [www.CitrusGlen.org](http://www.CitrusGlen.org)
RIV 241
With Flyer Tube

CMB 4
Cast Aluminum Mailbox