



# Orange Peel

Citrus Glen Newsletter

May 7, 2019

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

*Steve Carl*

**OUR CLUB HOUSE IS CLOSED UNTIL FURTHER NOTICE.** Residents were notified via our HOA email blast this past weekend that the hot water heater in the Club House kitchen broke. An observant resident placed a phone call to our property manager, Scott Straleau, who arrived within minutes. He was able to shut off the water to the building, but there was already up to 3" throughout. Scott spent the rest of his day there in touch with our insurance company and with the water damage remediators, emptying out the building to save as much as possible. Sheetrock had to be cut out and fans were left blowing and dehumidifiers left running from Sunday through Tuesday. There was damage to furniture and electronics. The building is not usable and may not be for a few weeks. **The pool area may be re-opened sooner, with access only to the bathrooms. We will keep you advised via email blast.**

Today Scott and I spent several hours there together and individually with Comcast, plumbers and remediators. It's a big repair job. We will not be able to work from or meet you at the Club House on Tuesdays and Thursdays again until it is safe. Please email me at [President@CitrusGlen.org](mailto:President@CitrusGlen.org) with questions or concerns.

If you have reserved the Club House for a party or private event to take place within the next few weeks, please find another venue. The Club House will not be available.

***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](mailto:President@CitrusGlen.org)*** If you do not have an email address, arrange for a neighbor to contact you when they receive a notification.

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**MAILBOXES** have been installed on Executive Circle, Disc Drive and Orange Drive and they look *GREAT!* We are very happy with the outcome of this project, and with the response from the community. Over the next couple weeks the project will be completed throughout the remaining community. Installation was by lot number. Everyone has received special assessment statements and **\$300 per household is due in full by August 1, 2019.** Please write your Citrus Glen house address on your checks and mail to:

Gulfstream Services Management, Inc.

P.O. Box 243399

Boynton Beach, FL 33424-3399

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**Big City Towing 561-547-4092** is the phone number you may call directly to retrieve your car when it has been towed after one warning for parking violations. We are still receiving complaints from neighbors about cars parked on sidewalks, on the grass, blocking their driveways, parked on the street overnight, parked in the Club House lot, and parked in the Overflow lot across from the Club House without a permit or with expired permits. Hopefully the trip to the tow yard will have a better affect than the monthly reprinting of our HOA rules. The community Bylaws and Covenants were drawn up and approved by the Citrus Glen residents, your neighbors, and judging by the number of emails we receive complaining about vehicles parked in violation of these rules, the residents want these rules enforced. Other violations flagged by our overnight patrol are for open bed pickup trucks and commercial vehicles. Again, our neighborhood voted against these things and wants it stopped. So far this year, we have had one vehicle towed.

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**Our HOA meeting was held Tuesday, April 30.** It was a pleasant evening and great to have nearly 2 dozen interested residents attend and join in the discussions. Some items discussed:

- After walking through the entire neighborhood with our landscapers to identify problem areas, and a community-wide repair of the sprinkler system, landscape improvements have begun with some shrubbery replacement and large mulch areas dug out and replaced with sod. Everyone appreciates small areas of accent mulch, but the areas grew to become a big expense that ends up in our drainage lines and the bottom of our lakes. Yards will look larger and neater with more grass, and mulch cost will be reduced. Work is scheduled by need, extent of work required and for as long as our budget can handle. Improvement of each and every lot would require a special assessment, which we are not considering at this time. If you are planning to do any front yard work, remember to get HOA approval before you begin.
- Some residents have come forward requesting that trees in their yards or common areas be removed. This is not something the HOA (you, the community) is required to pay for, and at the home owner's expense will be reviewed case-by-case. If the tree removal at the homeowner's expense is approved, the homeowner must also replace that tree with another tree approved by the HOA. No work is permitted without prior approval by the HOA.
- A Landscape Committee has been formed to help with the selection of plantings throughout our neighborhood.
- Scott Straleau reported that all three lakes were treated for algae on April 20.
- The flagpole relocation is delayed. FPL has determined they have an underground box at the planned site.
- A "No Trespassing" sign will be installed at the end of Citrus Avenue, along the wall on the side of our neighboring community, addressing wall jumpers. Most violators are school children short-cutting through our neighborhood.
- Replacement of an HOA-owned rotted wood fence with a vinyl fence at Lawrence and Minor by the lift station is under review by the Board.
- A discussion regarding the parking violations (see paragraph above: Big City Towing) was held. Many residents in attendance voiced their opinions that violators must be towed.
- Tree trimming of all palms and problem hardwoods will begin in June.
- Our A&E Committee performed their re-inspection and it looks like about 36 residents will be receiving certified letters regarding work not completed. Thank you to the majority of our residents who maintain their homes and property year-round, and to those who quickly completed the repairs noted by our hard-working A&E Committee.

Remember that although the weather has been beautiful, **Hurricane Season** begins in just three weeks on June 1. Please get your plans together. If you are leaving the area, bring in anything that can become airborne. Test your hurricane shutters. Stock up as suggested with your medical supplies, water, gasoline etc. Hopefully, it will be a quiet season.

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A couple weeks ago as I was driving home to Citrus Glen, I met two vehicles *leaving* the community through the *entrance* gate, which was in the open/upright position. One driver suggested the power may have been out, and therefor the exit gate arm would not rise when approached. I was able to open the gate arm manually, which should have risen automatically and remained upright in the event of an outage. I called FPL and was surprised to find that there was a small outage affecting only 28 homes as well as the entrance gates, and that nobody had called to report it. Within 5 minutes FPL was there and power restored to all within the half hour. So, here is another phone number to plug into your cell phone contacts: **FPL (561) 697-8000**. It is great. You don't have to speak to anyone; it's automated. It's best to call from the phone number connected to your account so they already know who and where you are, but not necessary. It tells you what they already know and calls back with updates and when the repair is complete. Easy. **Call them next time.** Sometimes they don't know there is a problem until we tell them.

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I welcome emails to [President@CitrusGlen.org](mailto:President@CitrusGlen.org) any time with your questions or concerns and 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**

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**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](mailto:President@CitrusGlen.org) or fill out the email contact form which you can find on our [www.CitrusGlen.org](http://www.CitrusGlen.org) website. Don't be shy. This is the easiest way to get the correct answer and we are happy to help.

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## **Citrus Glen Real Estate Activity**

MLS Status as of May 7, 2019

### **2 Properties for Sale in our Community:**

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

List Price \$395,000 - 5Br/3.5Bath/Pool

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

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

List Price \$325,000 - 4Br/2Bath/Waterfront

List Price \$335,000 - 3Br/2Bath

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

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

Sold 12/06/18 for \$329,000 - 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

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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)