



# Orange Peel

Citrus Glen Newsletter

April 2018

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

*Steve Carl*

Welcome to the many new residents who have moved into our community, and happy Spring to all! This has been the most beautiful February, March and April ever, and now the overnight rains are beginning to restore our lake water levels.

Our neighborhood continues to shine up as homeowners complete their improvements and repairs. At the April 24<sup>th</sup> HOA meeting, the board approved 18 *A&E Requests* (form available under "Documents Library" on our [www.CitrusGlen.Org](http://www.CitrusGlen.Org) website) for improvements such as house and driveway painting, and installation of new roofs, fences, windows and doors. These are significant improvements that are enjoyed by and reflect upon the entire neighborhood. Thank you, homeowners!

The A&E Committee has two new volunteers. Jill Lemire and Paulette Martin have replaced Jim Massey, who has accepted the board position of Treasurer, and Tapio Salin who has retired from the committee. Our sincere thanks to Tapio for his many years of service! The five members of our A&E Committee spend many, many hours year-round in their efforts to help maintain the Citrus Glen standard of beautiful homes and properties, and protect our investments.

Also at the April 24<sup>th</sup> meeting, board liaison, Missy Urban, volunteered the A&E Committee to take over the task of researching mail boxes to replace our no longer available current style. This is no small assignment, many hours having already been invested researching different options by board Director George Kamel and me. We will keep you apprised of the progress. Our goal is to have this task completed by the end of the year. Thank you for your assistance, Missy and the A&E team!

Property Manager Scott Straleau also had his eye on Spring cleaning, ordering the replacement of missing newsletter tubes on about 2 dozen mail box posts. Storm drain covers were painted in preparation for hurricane season, and street names will be repainted on the curbs. Walls inside and surrounding our neighborhood have been pressure-washed, and will be touched up with paint as needed. Poolside lounge chairs will all be re-strapped. A damaged Club House window has been replaced. Thank you, Scott, for your behind-the-scenes vigilance.

Extensive community-wide tree trimming will begin in July and should take approximately 30 days to complete. All association trees will be cut back: palms as well as hardwoods.

We have received several reports of the rear pedestrian gate being pried open, causing the gate not to latch properly. We have contracted for a repair that will hopefully prevent this from happening again.

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](http://www.CitrusGlen.org) website or stop by the Club House Tuesdays and Thursdays from 9am to 11am.

## **“Neighborhood Real Estate Watch”**

### **Citrus Glen Real Estate Activity**

MLS Status as of April 25, 2018

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

List Price \$299,900 - 3Br/2Bath  
List Price \$319,900 - 3Br/2Bath  
List Price \$329,900 - 3Br/3Bath  
List Price \$345,000 - 3Br/3Bath  
List Price \$357,000 - 3Br/3Bath/Pool

#### **1 Property In Contract:**

List Price \$347,000 - 3Br/3Bath/Pool

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

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/2Bath  
Sold November 17 for \$210,000 - 3Br/2Bath (original list \$225,000)  
Sold November 3 for \$310,000 - 4Br/2-1/2 Bath/Pool (original list \$300,000)  
Sold October 17 for \$317,500 - 3Br/3Bath (original list \$330,000)  
Sold September 20 for \$314,000 - 4Br/2Bath (original list \$330,000)

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Judy Angelovich, Broker (954) 789-9099

*Summer's Dream Real Estate llc*

#### **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

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