



Orange Peel

Citrus Glen Newsletter

www.CitrusGlen.org

November 2019

A Message from the President. . .

Steve Carl

Happy Thanksgiving to all! Now that we are once again in our holiday season let's plan ahead for the parking needs of our visiting family and friends. While parking on any grass or sidewalks is prohibited, parking passes for our overflow lot is an accommodation provided for in our docs. Whenever you need a pass, we are happy to oblige. Please be courteous with your requests time-wise, and be prepared to pick up the pass from whomever will be preparing it for you. If we cannot accommodate your late request, please place the required "Came Late" note on your dashboard including your address, and stating that you will obtain the pass tomorrow. *And then obtain that pass the next day. If your car has been towed you may call Big City Towing 561-547-4092 directly to retrieve your car. A reminder from our docs: Parking is restricted to the sidewalk side of the street. This assures clear pathway for Emergency Vehicles. No parking on the street between 2:00-6:00 am.*

The 2020 Budget was unanimously approved by our Board of Directors at the HOA meeting held November 26. The budget is prepared by reviewing the numbers provided by our accounting department showing the year's paid expenses compared with the revenue from our monthly HOA fees, and projecting the coming year's increases in items such as cable, electric, security, legal, landscaping, etc., and pending maintenance projects such as fencing or club house repairs. To maintain our community at the current standards the residents expect and demand, **our HOA fees will increase \$180 per year per household, or \$15 per month.** Homeowners currently paying \$293 each month will pay \$308 monthly in 2020. Those who have paid the special assessment in full will pay \$264 monthly. Remember that \$65 of the monthly fee goes to Comcast and \$50 goes to the pipe project loan. What remains is what the HOA has left to pay all other community expenses. A copy of the approved budget will be mailed from our property manager to each household.

I would like to thank our Board of Directors - Chris Aromandi, George Kamel, Jim Massey and Ed Ostrowski – for their countless hours spent working in our community for the HOA throughout this past year. As George says, we are a Board and all together we serve as a Board, not as individuals. Throughout this year we have worked diligently supporting each other, and as a result when it came to drawing up the 2020 budget we all had a more hands-on understanding of what is needed. We held our yearly budget summarizing discussion at the November 26 HOA meeting and the unanimous approval was the successful result of many hours of hard work.

Over the past two years we have received complaints that we had poor quality holiday lights at our entrance. As stated in the survey emailed to all residents on November 15, the estimates we received for a professionally installed display came in at \$9,000 and higher. Just over 10% of the neighborhood replied and once again, the opinions nearly split down the middle. The Board has decided to forego the \$9,000 expenditure and *the holiday lights you will see this year will be within the same budgeted expense as in the past. **Volunteers from the neighborhood are needed.***

If you did not receive the emailed survey, you are not on our HOA email list. If you would like to receive our news blasts please submit your name, house address, email address and phone number to me at President@CitrusGlen.org.

I believe we presently reach about 90% of the community through email. If you elect not to receive these communications, please arrange for a neighbor to notify you when important information is emailed to the community.

A special thank you to Rodi Dwork for the hours she spends in our community and her continual efforts towards refreshing our landscaping while preserving what we can. Our goal continues to be to reduce large areas of mulch covering exposed roots and replacing them with sod. Older shrubbery that cannot be brought back to good health will be replaced. It is not our plan to replace healthy plants or trees. Rodi has also been assisting us by reaching out to the city and county regarding their recommendations for tree and planting replacements.

Also noted by our property manager, Scott Straleau, at our HOA meeting: Violation letters have been sent out for non-compliant truck parking and for house painting without approval. Algae issues in our lakes have been remedied and the most recent lake report was satisfactory. Proposals are being considered for our pool gate repair or replacement. Many residents have applied for approval of their home improvements, and Architectural Review Board requests have been approved for house painting, several roof replacements, garage and front door paint, new windows and doors, new fences, driveway and sidewalk repair and painting. Unfortunately, there were also separate requests for garage and front door paint that were not approved. So the neighborhood should look busy over the next few months as these approved homeowner projects get underway. Please remember that any painting or changes to your property or house exterior must be approved prior to the start of any work. Unresolved violations will be submitted to the HOA attorney.

Hurricane season has ended. Per our docs: **12.14 Hurricane Shutters and Panels. Unless otherwise allowed by the City of Boynton Beach Fire Department Codes, hurricane shutters of an occupied residence must remain in the open position at all times unless there is a hurricane or tropical storm watch or warning issued for the Boynton Beach area. Exception: Residents are permitted to leave their hurricane shutters closed when leaving South Florida for an extended period of time provided the color of the hurricane shutters is compatible with the base color of the Unit or are clear panels and the Unit will be unoccupied.**

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.**

Is your house on the market for sale or lease? Please go to www.CitrusGlen.org for the ***Purchase & Lease Application and New Resident Information packet.*** **"The completed applications must be submitted to the Association office at least thirty (30) days prior to the closing date or occupancy."** Once you have an accepted purchase offer or lease agreement, please have your buyer/tenant/realtor download this application and get it to our Property Manager (Tuesdays and Thursdays at the Club House 9am-11am) asap ***to avoid a delay in Closing.*** ***AFTER YOUR CLOSING: New residents are to bring their deed or lease to the Club House on Tuesday or Thursdays 9am-11am for Envera vehicle tags and to be put into our Envera system.***

Any resident with a cell phone can go to www.MyEnvera.com and download the app to easily update your own guest list, expedite entry for permanent and temporary guests, and to enable email or text notifications when a guest arrives. If you don't remember your user name and password, call Envera 877-936-8372 for personal assistance.

Annual Board Member Elections will be held at our HOA meeting in January 2020 at our Club House. Two members are up for re-election: Chris Aromandi (currently serving as Secretary) and Jim Massey (currently serving as Treasurer). You will all be receiving mail-in Proxies prior to the meeting. To have your vote counted, this form must be submitted on time, filled out correctly and signed. Please read the instructions carefully. You will be voting for members to take a seat on the board. The positions they will serve in is then decided by the board members.

If you have an interest in serving on the board, please send the following information to me at President@CitrusGlen.org before the end of the year. I will get a newsletter out in the beginning of January with your submission so the community has it in time for elections. If you feel you can make a difference, please volunteer to serve your community.

Yes, I would like to be a candidate for a seat on the 2019 Board of Directors of Citrus Glen.

My Name and Address: _____

My phone & email address (will not be published): _____

How long I have been a resident of Citrus Glen: _____

How I feel I can make a difference, my background: _____

Any other information you would like to share with the community: _____

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. The 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 November 28, 2019

4 Properties for Sale in our Community:

List Price Reduced \$324,900 - 3Br/2Bath
List Price Reduced \$349,999 - 3Br/2Bath
List Price Reduced \$370,000 - 4Br/2Bath
List Price \$379,900 - 3Br/2Bath/Waterfront

2 Properties in Contract

List Price \$290,000 - 2BR/2Bath/Waterfront
List Price \$330,000 - 3Br/2Bath/Waterfront

8 Homes Sold in the Past 6 Months Through MLS:

Sold 10/23/19 for \$320,000 - 4BR/2Bath/Waterfront
Sold 10/16/19 for \$310,000 - 3Br/3Bath/Pool
Sold 9/9/19 for \$290,000 - 3Br/2Bath/Waterfront
Sold 8/5/19 for \$318,000 - 3Br/2Bath/Pool
Sold 7/23/19 for \$363,000 - 5Br/3.5 Bath/Pool
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

Judy Angelovich, Broker

Summer's Dream Real Estate llc

(954) 789-9099

***To our Board & Committee Members, our Property Manager, & all our Residents
who proudly maintain the beauty & 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 Pres.
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