



# Orange Peel

Citrus Glen Newsletter

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

October 2019

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

*Steve Carl*

This will be a brief newsletter to remind everyone that **our annual elections for a position on the Board will be held in January** and I invite you to run. Although time-consuming and often challenging when attempting to please as many of our 195 families as possible while managing the business of the HOA, it is rewarding to be able to work with the community, our fellow board and committee members and seeing the results. A supportive Board and cooperating committees are a must to be successful, and we are fortunate to have that now. If you have the time and community interest, please consider joining this team. Two dedicated board members are up for re-election this year: Secretary, Chris Aromandi and Treasurer Jim Massey. If you are interested, please contact me at [President@CitrusGlen.org](mailto:President@CitrusGlen.org)

**Trees, trees, trees.** We have received emails over the past month regarding our landscapers and tree-trimming. Please be assured that your HOA pays all contractors promptly and only after their work is complete. The landscapers we presently employ are professionals who have worked in Citrus Glen for many years. Our final tree trimming has been completed, which has resulted in letters of relief, appreciation, and unfortunately, displeasure. The look of trees after a major cutting back is still a shock to some, but residents who have been here for years are familiar with the trimming process and know how the trees amazingly do grow back. Palms are trimmed yearly; hardwoods every 2 years as needed.

Residents wishing to make their own changes to their landscaping must first apply for A&E approval (see our docs #11.3). This includes **tree removal**. The request for approval must be via the *Architectural Review Board Request* form. It will be reviewed by the A&E Committee and a **signed approval will be returned to you before any work can begin**. When your work is complete, a committee member will verify that the work is as per your approved request. Visit our site, [www.CitrusGlen.org](http://www.CitrusGlen.org) and click on Documents and Samples. The first document listed is the *Architectural Review Board Request*. The form is also available for pick up at the Club House Tuesdays and Thursdays from 9am to 11am. The homeowner is responsible for all costs including the removal of any trees or plants, their replacement, and for any damage. All work must be completed within three months of A&E approval.

Lakefront property owners are reminded that more of our property is visible to the community from our exposed back and side yards, porches and patios, and therefore more care must be taken. Per our docs #12.4, owners may store bicycles and other personal property inside the enclosed property, out of view. **"The hanging or drying of clothing or cleaning of rugs is permitted only in the back of the lots provided that such items are screened from view."** All residents are reminded that we are responsible for maintaining **front and rear privacy fences and zero lot line walls** in good condition.

The issues covered in these newsletters are from emails and conversations with concerned residents. **The rules in our documents were created by and for the residents of Citrus Glen.** When our rules are enforced, it is the will of our 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](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.

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

**MLS Status as of October 27, 2019**

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

List Price \$290,000 - 2BR/2Bath/Waterfront  
List Price Reduced \$324,900 - 3Br/2Bath  
Reduced List Price \$349,999 - 3Br/2Bath  
List Price Reduced \$344,900 - 3Br/3Bath/Pool

#### **1 Property in Contract**

List Price \$380,000 - 4Br/2Bath

#### **11 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  
Sold 5/16/19 for \$290,000 - 3Br/2Bath  
Sold 5/16/19 for \$308,000 - 4Br/2Bath/Waterfront  
Sold 4/30/19 for \$323,000 - 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