



Orange Peel

Citrus Glen Newsletter

www.CitrusGlen.org

September 2019

A Message from the President. . .

Steve Carl

We were lucky once again, as hurricane Dorian turned away from our area at the last moment. Thanks to the efforts of many neighborhood volunteers, board and committee members, we were prepared. An email blast went out advising the community that the weir (lake water gate) would be open so the lakes could drain prior to the hurricane's arrival. Board of Directors Vice President George Kamal and Treasurer Jim Massey were ready at 8am to perform that task, and Jim returned to close it 30 hours later. Board Director Ed Ostrowski, a trained CERT, was in communication with our Boynton Beach Police Department. Citrus Glen was quiet while residents were busy putting up shutters and preparing for a possible hit. All year long we maintain the structural soundness of our houses so that at times like this our houses keep us safe from the storms.

Call **FPL 561-697-8000 to report power or streetlight outages**. Anyone can and should report any outages asap. Call this automated line with the number on the streetlight pole and they will send someone out. Now that our storm season is here, please call in any power outages. If FPL is aware of it, the recording at this number will let you know the status.

A reminder that during storm watches and warnings, anything that can become airborne should be secured or brought inside until after the storm has passed. This includes tree branches, trimmings and garbage. Be aware of the properties around yours as well, and be open to any help or friendly suggestions from your neighbors. Take care of one another. The day a storm does hit, you don't want to wish you had been nicer to the neighbor who didn't lose power or their roof.

We are requesting standby help from the community for emergencies. I would like to prepare a list of volunteers who, without any commitment, might be available to help us in a pinch, especially during storm watches and warnings. We are fortunate to have board and committee members and many great volunteers, but sometimes we are short a person or two to help with a quick task. Please email me at president@citrusglen.org if I may call on you to see if you are available to help if a situation should arise. Your phone number will be only in my possession.

All residents with questions or concerns may reach out to me by email at president@citrusglen.org. Although I do not man my email 24/7, I answer each one as soon as I can. I do receive many emails every day. Most are requests regarding approval procedures, some are forwarded on to our property manager Scott Straleau to handle, and some are from residents who need to sound off about something like a neighbor who is usually unaware they are becoming frustrating. This is all good.

Please call the police to report illegal or suspicious activity, people or vehicles. Call 911 for emergencies. Report non-emergencies to 561-732-8116.

A reminder that board and committee members are volunteers who spend many hours focusing on the welfare and improvement of our neighborhood and seeing to it that the HOA guidelines that we voted for are followed by everyone. We have families and most of us also work 40+ hours each week.

HOA living is a new concept which may take some adjustment for some residents moving into our neighborhood. Attached to the purchase and sales contract for every house in Citrus Glen is an HOA addendum that suggests that the buyer read the HOA documents prior to deciding to purchase here. Your HOA application, interview and approval were requirements prior to purchase, and you paid \$250 for this process. Your application package contained a multi-page summary of the most frequently asked questions regarding our HOA procedures. You signed your agreement to abide by our Bylaws and Covenants. Questions regarding the docs or procedures are welcome, but please always be respectful to our volunteers. Hostility or rude words towards any volunteer, committee or board member will not be tolerated. Citrus Glen looks as good as it does because of their efforts.

Our Bylaws and Covenants were completely reviewed and updated by a special committee over a two-year period, submitted to every homeowner in our community for their review and then approved in 2013. 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.**

Parking passes for our overflow lot is also 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 go 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 lot #, and stating that you will obtain the pass tomorrow. **If your car has been towed you may call Big City Towing 561-547-4092 directly to retrieve your car.**

Thank you to our A&E Committee members Jill Lemire, Paulette Martin, Arlene Aslanian, Susan Tobin, Joe Eichenlaub and past HOA president Polly Connolly for their constant eye on the community appearances and the adherence to our HOA policies. Thank you to our Landscaping Committee members Rodi Dwork, Dale Ostrowski and Mariseli DelaCruz for undertaking the monumental task of suggesting ways of bringing our landscaping up to date. Our landscapers, CFL, began a great job of replacing dead bushes and plantings before the rainy season and will pick up again very soon. Thank you to our resident walkers, joggers, bicyclists, and dog walkers who enjoy their trips along our beautiful streets daily and report back with any concerns. Thank you to Jim and Marilyn Massey who keep an eye on the security of that back gate. Thank you, David Batalisky, for lowering our flag on September 11, and for the beautiful picture of our flag against the full moon when you went back to raise it again. Thank you, Inez Guglielmo, for your early morning walks and watchman stops by the Club House, for the hours and hours you have put into scheduling and interviewing new residents, handling reservations for Club House parties, and along with your team for delivering these newsletters every month. Thank you to our swimmers, for checking the condition of our pool area and lowering umbrellas left open before you leave. We have many people to thank who love, maintain and protect our neighborhood.

Per your HOA docs, approval by our A&E Committee is required prior to any change you wish to make to the exterior of your house or yard. 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 delivered to you before any work can begin. When your work is complete, a committee member will verify that the work is as per the request and approval. Visit our site, 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.

Because of the excessive rain during July and August, many plans made for the community during the first half of the year are delayed. Our property manager, Scott Straleau, is in continual contact with our landscapers, exterior wall painters, fence installers and the club house repairmen getting them back on schedule. Our summer months are planned to be slower business-wise due to the summer weather, the absence of many of our residents, and travel plans of board members.

Board of Director monthly meetings are for conducting board business, and all residents are invited to attend. When there is a need to discuss board business and requested by the president or a majority of the directors a meeting is scheduled. Our next scheduled Board of Directors meeting is Tuesday, November 26 at 7:30 at our Club House.

Elections for a position on the Board will be held in January and I encourage you to run. Although time-consuming and often challenging when attempting to please as many of our 195 families as possible, 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.

By the time you read this newsletter, our kitchen will be available for parties and events. New flooring, sink, cabinets, and countertops have been installed. Scott Straleau is working on purchasing new microwaves and refrigerator, and he has already purchased new tables to replace the wood tables destroyed by the flood. You may contact Inez Guglielmo to reserve the Club House for your parties!

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, just call Envera 877-936-8372 for assistance. It will be much easier and efficient for you.

Take a walk around your property and examine the condition of your zero lot line wall and your side and rear privacy fences.

11.6 Enforcement of Maintenance. Each Lot Owner shall maintain the Unit, Lot and its appurtenant Limited Common Area in quality condition at all times. This includes but is not limited to those items listed above along with the exterior walls, roof, and fencing on the rear and side yards of the home.

The above was in last month's newsletter and I am receiving emails with photos of fences. Start with a dialogue with your neighbor. Please be a good neighbor and be receptive to requests to maintain your property as required by our docs. Remember, it's still hurricane season. Unresolved issues or disputes are turned over to our attorney.

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 September 23, 2019

5 Properties for Sale in our Community:

Reduced List Price \$325,000 - 4Br/2Bath/Waterfront
List Price \$335,000 - 3Br/2Bath
List Price \$346,000 - 3Br/3Bath/Pool
Reduced List Price \$349,999 - 3Br/2Bath
List Price \$350,000 - 3Br/3Bath/Pool

0 Properties in Contract

11 Homes Sold in the Past 6 Months Through MLS:

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
Sold 4/9/19 for \$338,000 - 4Br/2Bath/Pool
Sold 3/27/19 for \$305,000 - 3Br/2Bath/Pool

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