



# Orange Peel

CITRUS GLEN NEWSLETTER  
SEPTEMBER 2010

## President's Message

No Hurricanes yet. I'm starting to get optimistic about getting through this year. However, the worst hurricane in the history of Citrus Glen was Hurricane Wilma which was at the end of October 2005. So I guess I will keep holding my breath. Hopefully we are getting our grass issues under control. Apparently we had some sort of insect which was killing the grass. We've done quite a bit of spot spraying and have replaced the sod in some of the areas which had large brown spots. However it looks like some of the new sod is struggling and probably needs more watering. We've just finished a substantial replanting of shrubs, both in the homeowner front yards and on the HOA property including those on the street in front of the clubhouse. Assuming we get through hurricane season ok, we plan on mulching in November and hope to plant about 30 or 40 new trees of which about half would be on our common areas and the rest on homeowner front yards. We will make the final decision on this in October when I will try to project our cash flow for the remainder of the year.

Segueing from the expense of landscaping to other money issues, you might wonder how the Association spends your monthly assessment? The following table breaks out how we spend the \$175 you pay us each month. The yards, grounds, and lake maintenance includes not just the mowing and trimming of our front yards but also the mulching, tree trimming, and maintenance of the common elements. Our largest monthly payment to a single vendor is normally the amount we pay to Comcast under our bulk cable contract which provides basic cable to each residence.

Electric	\$ 14.80
Water/Sewer	\$ 0.51
Bulk Cable Television	\$ 36.41
Telephone	\$ 1.90
Yards, Grounds, and Lake Maintenance	\$ 44.66
Wells and Irrigation Maintenance	\$ 7.82
Pool Repair and Maintenance	\$ 2.96
Security	\$ 3.81
Gate, Clubhouse, Sidewalk and Fence Repairs	\$ 1.90
Other Janitorial and Maintenance	\$ 12.01
Management Fees (Scott)	\$ 11.19
Accounting and Legal Expense (Mostly Legal)	\$ 5.29
Office Supplies	\$ 2.54
Insurance	\$ 6.77
Bad Debts	\$ 2.54
Reserve for Replacement of HOA Property	\$ 15.20
Deficit Reduction	\$ 4.23
Other	\$ 0.47
Total	\$175.00

*One of the major concerns of many homeowners is security and our related issues with our gate. The best solution would be to have the gate staffed on a 24/7 basis. However, this would probably require raising the monthly assessments by approximately \$50. Furthermore, although this would be better, it would not be a perfect solution. The people who do this type of work, at least the ones we could afford, are not particularly diligent. We would also have to invest in a more sophisticated calling system and probably equipment to digitally image the driver's licenses of visitors. Although we intend to upgrade our current gate system in the near future in an attempt to make it more reliable, I think we're basically going to have to live with what we have.*

*We've finally finished up the 2010 deed restriction violations proposed by the A&E committee. This is the roof cleaning, paint fences, etc. originating from the inspection by the committee. We originally had about 350 violations from about 185 homes. I think most of the violations were not intentional but many homeowners merely wait until the committee tells them what needs to be repaired before they undertake these types of maintenance items. We ended up with 11 violations involving six homeowners, one of which carried over from the prior year. We've filed a lawsuit against one homeowner and are in the process of fining the other homeowners \$1,000 for each outstanding violation. I'm still hopeful that we can work something out with these homeowners. I don't see how anyone benefits from the fines and lawsuits. I also want to thank the A&E Committee and all of our homeowners for working together to maintain our community. I think Citrus Glen looks as good or better than any other 20 year old community in our area.*

*Our next big issue is the revision of our HOA documents. We've been working on this off and on for several years and we've spent a substantial amount of time and money to rewrite and revise our documents. Our original documents were written by the developer, primarily for the benefit of the developer. Many of the provisions are vague and outdated. There have been changes in the composition of our community, the state statutes, and in our contemporary standards as to what we like and what we don't. There has been a lot of "give and take" in writing the new documents. I think the new documents are more than 50 pages in length and I don't think anyone who was involved in the writing process agrees with everything on every page. However we all agree with at least 90 percent of the new documents and I hope you will look at it that way also. Don't focus on one thing that you don't like and forget about all the things that you do agree with or that you realize would allow the Association to more effectively and efficiently manage our committee.*

*I am also making some changes to our two primary committees, the Architectural and Engineering Committee and the Landscaping Committee. Previously these committees had basically operated as independent extensions of the Board. The A&E committee will now become the Architectural Advisory Committee. The Architectural Advisory Committee will continue to review and make recommendations as to homeowner's requests for changes in the exterior appearance of their residences. However the annual maintenance review will now be done by the property manager as per written guidelines to be developed by the Board. Presumably the membership of the old committee will carry over to the new committee. I am also dissolving the Landscaping Committee and intend to replace it a new committee with a broader scope to include the overall appearance of the community including sidewalks, fences, etc. On an interim basis I will be working with Teresa Moreno to define the role of the committee, establish procedures, recruit new members, and elect a permanent chairperson. If you have an interest in participating in this area, please send me an e-mail at [james.e.taylor@comcast.net](mailto:james.e.taylor@comcast.net).*

*Sincerely,*

*Jim Taylor*

**We express our sympathy to John Brody Family.  
Long time residence John Brody of 176 Executive Circle died on August 13.**

# Safari Nights

**Palm Beach Zoo**, 1301 Summit Boulevard, West Palm Beach, FL 33405 / The zoo comes alive at night! Join us for good food, a ton of family fun and furry friends every Friday night Through October from 5:30 to 8 pm for the wildest time anywhere! Each evening will offer live entertainment (acts will vary every night), children's games and crafts in our Nature Workshops, special up-close animal encounters, interactive wildlife shows, complimentary carousel rides, and delicious menu options from the Tropics Café. Discounted admission rates apply. Palm Beach Zoo Members: Adults: \$5.95; Children (3-12): Free; Children under 3: Free. Non-members: Adults: \$9.95; Children (3-12): \$5.95; Children under 3: Free. More info: 561.547.WILD (9453).

***Come Join Our  
Pool Exercise Class  
for some fun***

Monday - Wednesday - Friday  
9:00 am to 10:00 am  
Contact Inez 732-1253

We need Short Stories, stories of interest  
Should you want to make a contribution  
to the newsletter or would like to have



some news made known,  
please feel free to contact  
Bonnie Valentino at

Bonnievalentino@yahoo.com or 733-9302.

## PROPERTY MANAGEMENT COMPANY

### MAILING ADDRESS

Gulfstream Services Management, Inc.  
P.O. Box 24-4225, Boynton Beach, FL 33424-4225  
Tel # 561-733-5550 Managers: Scott Straleau.

E-mail: scott@citrusglen.org

You may continue to use the website facility and it  
will forward to Scott

### Hours at Citrus Glen

Tuesday and Thursday 9:00 to 11:00 A.M.

## Meet your neighbor ...

### Let him take care of

### Pressure Cleaning and Painting

Johnny Under Pressure, Inc. is a resident of  
Citrus Glen

Visit his website at [Johnnyunderpressure.com](http://Johnnyunderpressure.com)  
151 Executive Circle - Mobile 561-317-5082  
office 1-888-301-9733

## "PHOTOGRAPHER"

**(Citrus Glen Resident)  
Weddings & Special Events  
Family Portraits & more**

Mention this ad for special rates

**Call Paulette  
(561) 742-1020**

## I live at 223 Citrus Trail and have a DOG WALKING BUSINESS. KELLIE ADAMS

[www.A-Walk-in-the-Park.com](http://www.A-Walk-in-the-Park.com)

Work - 561.742.9965

Cell - 561.313.2010

References available upon request

**LOOKING FOR DEPENDABLE AND  
AFFORDABLE POOL SERVICE?  
FIRST MONTH SERVICE HALF PRICE.  
FREE ESTIMATES AND GUARANTEED  
LIGHTHOUSE POOL MAINTENANCE  
SERVICE INC.**

**BRIAN MATHEWS OWNER/OPERATOR.  
561-523-3657.**

## Muse News on Real Estate!

Hurricane season is now past the halfway point and so far so good. Summer is over and with the cooler weather often comes the influx of buyers. Here's hoping that the market continues to show improvement over last year as it has the past few months.

Here's what's happening in our community.

# of Properties		Lowest Price	Highest Price	
Currently For Sale	4	\$195,000	\$249,000	• Average Days on Market 106
Under Contract	1	\$182,000	\$182,000	• This is a short sale – days on market 35
Sold Past 6 months	4	\$201,000	\$220,000	• Average Days on Market 135

If you would like more specific information, please give me a call. Barbara Muse, Realtor CENTURY 21 Tenace - 561-734-0178 or email me at [Barbara@barbmuse.com](mailto:Barbara@barbmuse.com).



JOIN US AT THE NEXT  
MONTHLY MEETING  
AND SEE THE FUN



WE ARE HAVING TOGETHER . . .

DON'T MISS IT!! • TUESDAY SEPTEMBER 28TH

## BOYNTON OFFICERS

*Elected Officials - Phone: (561) 742-6010*

*Mayor Jose A. Rodriguez*

*Vice Mayor Marlene Ross*

*Administration – City Manager's Office, (561) 742-6010*

*Kurt Bressner, City Manager*

*Lori LaVerriere, Assistant City Manager*

*Carisse LeJeune, Assistant to the City Manager*



## KIDS HALLOWEEN PARTY!!

Coming Soon!

DON'T MISS IT!

Looking for volunteers to help with the party!!

contact Bonnie at 561-733-9302

*More information to come in next newsletter*

Please give your guests a card to get in the gate. It is only \$10.00 and will save the gate from breaking permanently for the other homeowners.



### PLEASE WATCH OUT FOR YOUR NEIGHBORS

help prevent crimes by helping and watching out for your property and your neighbors. Be wary of strangers cutting through yards. Look for unusual behavior!

## Board and Working Committees and Activities During 2010

### BOARD OF DIRECTORS

Jim Taylor, *President*

Barbara Muse, *Vice President*

Flavio Franco, *Treasurer*

Alan Neulander, *Secretary*

Bob Moreno, *Director*

### Architectural Advisory Committee

Alan Neulander, *Board Liaison*

Dick Heinick, *Chairman*

Joe Eichenlaub

Marilyn Kelly

Tapio Salin

Monique Owens

### To Be Named Committee

Jim Taylor, *Interim Chairperson*

Teresa Moreno,

*Technical Advisor*

### Technology

Jim Taylor, *Board Liaison*

Bob Moreno, *Chairman*

### Fines Committee

Jim Taylor, *Board Liaison*

Bonnie Valentino, *Chairperson*

Kalil Shalhoub

Mike Kirby

Chris Aramondi

Marilyn Kelly

### Orange Peel Distribution Team

Inez Guglielmo, *Team leader*

Elizabeth Meramo

Margaret Rowe

Harry Eichenlaub

Amanda Guglielmo

Teresa Moreno

### OTHER FUNCTIONS

**Welcome Interview/**

**Clubhouse Activities**

Inez Guglielmo



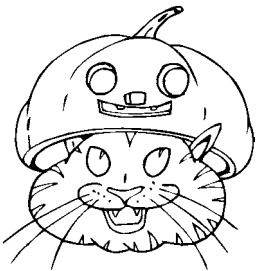
# *TRICK OR TREAT!!* By Meg Golden

It's that time of year for all  
little goblins and witches to appear!

Our neighborhood, so safe and sound  
will be their chosen Haunting ground.

"Trick or Treat" will be their cry  
October 31st evening, so look to the sky.  
The haunt will begin at 5:00 pm,  
just dare the weather to keep us in!

This neighborhood is our place to grow  
and we want to share our spirit  
with all our friends and neighbors in it.



For those that wish for us to pass you by  
we understand and won't even try.

Either tie a ribbon on you mailbox that night,  
or leave on your front porch light,  
to see all the little goblins squeal with delight.



**HAPPY HALLOWEEN!!**

**TRICK-OR-TREATING SAFELY** - Halloween should be a little scary, a lot of fun and, above all, safe.

**TIPS:** Trick-or treat together. An adult should be with young children.

In case your youngster is separated from the group,  
pin a slip of paper with the child's name, address and phone number in a pocket.