A Message from the President...

Steve Carl

A Re-Organizational Meeting of the HOA Board of Directors was held on February 8. Jill Connolly and I swapped positions. Jill will now serve as Vice-President, and I will serve as President. Chris Aramondi will continue as Secretary. George Kamel will serve as Director. Newly-elected, Jim Massey will come on board as Treasurer. We all look forward to a productive year working together. If you need to reach us, there is an email contact form posted on our website (www.CitrusGlen.Org) under “Contact Us.”

This past Friday, a new Elyptical was installed in our gym for all residents’ enjoyment.

The A&E Committee has completed their yearly inspections and everyone should have received a report by mail. The volunteer committee uses our HOA Docs as their guidelines in determining violations and use the same standards for each house. Any questions regarding your report should be addressed to Scott Stareau, our property manager, either via our website email contact form, or in person Tuesdays and Thursdays from 9am-11am in our Club House. We have seen a great effort on the part of the residents such as painting trim and driveways, mailbox and fence repair, and general Spring cleaning even before the inspections. We want you all to know your efforts are appreciated and the impressive results are felt by the entire neighborhood. Please remember to submit an A&E Request Form, available under ‘Documents Library’ on our www.CitrusGlen.Org website, prior to making any changes to your home’s appearance. Approval is required before your work begins.

Several people have reported they are unable to find replacements for their mailboxes. Ace Hardware’s supplier has discontinued production. We are looking for either another supplier or the possibility of phasing in a new style.

Several residents have emailed me in the past few weeks, a few requesting a newsletter discussion of some of our rules and regulations, which can also be found on our www.CitrusGlen.org website under ‘Documents.’ This is a great forum for review and we welcome any requests for topics for future Newsletters.

Our neighborhood of well-maintained homes closely-situated on narrow and winding streets with sidewalks is what attracts people to our community. One of the benefits is that we have very little property we are responsible to maintain. One of the drawbacks is that parking can sometimes be problematic, especially when we have guests. Backing out of driveways can be difficult when there is another vehicle legitimately parked across the street. A moment of thoughtfulness and courtesy when parking your car can go a long way. Keep an eye on where your visitors park also, as it may not occur to...
them that where they park could cause a problem for someone else. Below are our parking rules from our HOA Documents:

12.6 Parking and Speed Limits.

(A) Parking is permitted in the garage and driveways. If the garage is not used for parking, the vehicles must be parked in the driveway or parking pad. Street parking shall be permitted on only the sidewalk side of the street, and street parking is prohibited between 2 AM and 6 AM. Parking on the sidewalk or grass is prohibited. Violators will be towed. Larger vehicles that do not fit in the garage are prohibited from parking on the street. The limitations on street parking have been enacted to permit emergency service vehicles to access Units and otherwise prevent an unsafe or unsightly environment. The Board of Directors may further restrict parking on the street.

(B) Overnight parking in the overflow and pool parking lots is prohibited unless the vehicle has a temporary permit provided by the Association. Such permits may be issued for no longer than fifteen (15) days. Violators may be towed away without warning.

Vehicles arriving late at the community and unable to obtain a temporary permit, may park at the overflow parking Lot, across the street from the clubhouse, providing a sign to that effect is placed on the windshield and the Owner obtains the temporary permit the next day from the Association. The sign must be readable from the outside. The sign must indicate the following:

- Emergency parking
- Came late
- Will get permit tomorrow
- Lot number __________

The Lot number is the Lot number of the Owner or resident of the Unit related to the vehicle. Such permit is only valid for one time overnight and may not be renewed. Violators may be towed away without warning.

(D) The following conduct is prohibited:

1. Driving over twenty five (25) miles per hour.
2. Parking in such a way as to cause an obstruction of traffic, resist access to another owner’s garage, driveway and/or parking pad or a safety hazard.
3. Maintenance and/or repair of vehicles (this excludes ordinary maintenance of changing a tire or battery).
4. Enforcement of the Vehicle Conduct rules will be enforced to the fullest extent of the law.

Our random overnight security patrol does check for current passes in the overflow lot. Re-use of expired parking passes is not permitted, and the lot is not intended for long-term parking. The patrol also checks for garage doors left open, and any vehicles parked on the roads. One warning is issued. The second offense results in your vehicle being towed. To retrieve your vehicle, contact Blakes Towing at (561) 737-3303.
We have had a few instances of the entry gate arm coming down on vehicles. After reviewing the Envera camera video, it was obvious that those cars had tailgated the vehicle in front of them, not giving our Envera security system an opportunity to detect their presence and/or read the bar code entry pass for admittance. A sign at the entry gate states that tailgating is prohibited. Please be aware that the car in front of you must pass through the entry gate, the arm must come back down in front of you, and the Envera reader must have time to recognize your bar code pass — or you are tailgating.

Tailgating and then nailing it to get around the car in front of you before the arm comes down on you is not only dangerous, but aggressive behavior that we do not want in our community. What a terrible risk to the safety of anyone on the street or sidewalk at that time, as well as disrespect for a security system the residents of this community have voted to employ. If you are driving someone else’s car that does not have a pass, please be responsible and use the guest entrance. Remember that we are a small community, and the likelihood of seeing you again is pretty good. Plus, we have cameras.

We have received reports of some very cute dogs running loose through our neighborhood. Perhaps they are ‘visiting,’ but we always fear they’ve escaped or worse, been dropped off. The City’s Leash Law does apply to our neighborhood, and pet owners are responsible for picking up after their dogs.

I will close by mentioning the heart-breaking incident that occurred at Marjory Stoneman Douglas school in Parkland. Public Information Officer Stephanie Slater, Boynton Beach Police, has posted this resource for our school children:

"Attention Parents: If your child has a cell phone, please have them download our free MyPD app. If they see something suspicious in school or on social media, they can use the app to immediately send us that information anonymously. Even if the information is not about crime in Boynton Beach, we can pass it on to another law enforcement agency. Search MyPD in the App or Google Play store."

Thank you to Officer Slater and to all our police, emergency personnel and first responders in their efforts to protect our children.

A Message from the Board Secretary...

Chris Aramondi

A reminder that the Next Door website is not a legitimate forum for board-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 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 March 3, 2018

5 Properties for Sale in our Community:
  List Price $299,900 - 3Br/2Bath
  Reduced List Price $309,900 - 3Br/2Bath
  List Price $325,000 - 3Br/2Bath
  List Price $319,900 - 3Br/2Bath
  Reduced List Price $319,999 - 3Br/3Bath

1 Property In Contract:
List Price $347,000 - 3Br/3Bath/Pool

5 Homes Sold in the Past 6 Months Through MLS:
  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)

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
Tapio Salin
Andrew Sozzi

Interview Committee:
Inez Guglielmo – Chair
Bob Moreno

Property Manager:
Scott Straleau, L.C.A.M.
(561) 733-5500

Web Site: www.CitrusGlen.org