



Orange Peel

CITRUS GLEN NEWSLETTER

AUGUST 2012

President's Message

We made it through our first storm! I had actually written the newsletter shortly before the storm arrived. I was going to remove what I had written and start over now that the storm has passed, but I found it interesting to read what I was thinking before the storm arrived. I hope you enjoy it and get something from what I was thinking as the storm was approaching.

(Pre Storm) Welcome to Hurricane Season! As I sit here starting this month's newsletter, we have Tropical Storm Isaac out in the Caribbean. By the time you receive this newsletter the storm will probably have already passed. Since I am one that believes in being ready, I make sure I catch all of the advisories so I can try and determine what these storms are going to do. Part of my role as President is that I have to work closely with our Property Manager to decide what actions to take here in Citrus Glen. The pool area has to be cleared; chairs and tables, trash cans, umbrellas, etc. have to be brought in. Additionally, the team goes through and make sure all of drains don't have debris on them to help prevent any unnecessary water backups. We are also in touch with the Water Management District regarding the lowering of our lakes to allow for any rain that may head our way. We have no decision making powers over the lowering of the lakes. The Water Management District instructs us when we can open the gates and when to close the gates. If we fail to follow their instructions, there is a fine of \$250,000.00 that the community would incur along with legal prosecution of the person who opened the drainage gate. Any volunteers?

Regarding the clearing of the pool area and preparing for the storm, there is no exact science to this. At some point I have to make a decision and let the Property Manager know whether to proceed. While I will always do my best to make a good decision, I will always error on the side of caution and will accept the criticism for doing so. I would rather have a Clubhouse full of outside furniture and have it turn out to be a sunny day than to call it wrong and have the pool furniture flying all over our neighborhoods because the storm took a last minute turn. If you should go to the Clubhouse and find the pool furnishings inside, just know they are there for a reason and should be left there. Scott and his team will put them back out when we deem appropriate. I would hate for anyone or for anyone's home to incur damage because we failed to do our job and prepare. Hopefully each and every one of our residents will make the same preparations with the same concern and thought that we put into our preparations.

(Post Storm) We survived our First Storm of 2012! Phew, glad that is over! Well, it is almost over. We still have some clean up to do, some repairs to be made and some issues to deal with but for the most part, the worst is over. We are actually very fortunate when you see on the news that many areas are still flooded and there are some people who cannot even get out of their homes yet. Our last powerful rains blew through on Monday, August 27, 2012. By late Tuesday evening, the main roads in our community were passable where we could close our gates and better secure our community. By Wednesday, the roads were basically all dried up. Bottom line, in less than two days after the last of the strong rains came through, our community was basically dry and the roads were drivable. We had a few people working long hours in the background doing everything possible to restore some sense of normality back to our community. I would like to thank those people for helping me bring our community back to life again after a storm that dropped an unprecedented amount of rain on an area where the ground was already wet from the rains we had received the nights before the storm. It was a lot of work, a lot of phone calls, a lot of wet clothes and shoes, etc. All in all, it turned out great!

I would like to make a comment that some people are not going to be happy with- we had standing water on the roads that was almost up to some of our residents' garage doors. We had some very inconsiderate drivers who felt it necessary to drive their cars, pickup trucks and Cadillac Escalades through the waters at a fast rate of speed causing this water to go into people's garages. I hope we never have a storm that puts us in this situation again, but if we do, I would ask those same people to try and show some respect for your neighbors and not to cause anymore damage to their property than necessary by slowing your vehicle down and being respectful to your neighbors.

Speaking of standing waters, why did we have standing waters in our community? While I cannot give you a

definitive answer to this, I can share with you some of the reasons that I believe influenced this problem. First- as you recall, we had a tremendous amount of rain that the Meteorologists were saying was an "Indirect Result of Tropical Storm Isaac" that came the days before the storm thus saturating the ground; Second- Tropical Storm Isaac dropped an unprecedented amount of rain over a period of several days on top of already wet ground; Third- Monday I went over to the canal across the street to where our lakes drain into to determine the status of that canal. I learned that the canal was indeed low but noticed our drainage pipe had been damaged by the Drainage District when they were excavating the banks of the canal. Because of this damage our drainage pipe was not draining at full capacity. We are working very closely with the Drainage District on getting this pipe repaired. At this point, to obtain the best repair, we must wait until our lakes drain down to their normal levels and then we should see them out there in the next week or two making the necessary repairs. These are the primary reasons why I feel we had standing water in our community. As you can see, none of them were within our control but yet we worked effortlessly on bringing our water levels down as fast as we possibly could. Moving forward, I understand many people get panicked in these situations. Just know, calling me only ties me up from being able to resolve the issues going on. I do not have a magic wand I can wave and make the problem disappear. Just know in the future, we are doing everything we can to resolve the issues as they arise. We don't want you to be afraid to call, but please try and limit the calls to Emergencies Only. If you have water in your driveway, I don't need to know about it. If you have water in your house from rising waters, I want to know about it. (Leaky roofs don't count)

We will talk more in future newsletters but hopefully this gives you some idea as to where we are at today with the aftermath of Tropical Storm Isaac. This was a good practice run. Take what you learned from this storm and stock up on your Hurricane Supplies to last for at least 2 weeks, with no outside assistance. Make sure you are ready for the next time, because one thing we know for sure, living in Florida, there will be a next time!

Board Nominations! - January 2013 is approaching fast. Soon there will be a nominating committee formed as per our community documents. If you would like to run for the board in January, there are going to be 3 positions open. I lived here for almost 14 years before I ran for the board. I never realized how important it was to play an active role and serve our community. You get to learn the why and how things happen. You provide your input as one of 5 board members and help us continue to make Citrus Glen the great community it is. If you would like to run for the board, please either complete the form on the back page of this newsletter or send us a written request just simply stating your name & address and provide a brief history about yourself and why you want to be on the board. Please send this information to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL 33436 or drop it off at the office in the Clubhouse.

If you would like to be a part of the nominating committee, please complete the form on the back of this newsletter and mail or turn it into the office at the address above.

If you want to run for the Board or be a part of the Nominating Committee, you can also go online to: www.Citrusglen.org and click on "Contact Us" and submit your information there. If you submit your nomination online, you will receive a confirmation of your submission within 24 hours. If you don't receive it, please let us know so we can make sure we receive your nomination.

Alan Neulander who held the position of "Director" on the current board and other board positions in the past had to resign from the board for personal reasons this month. Alan played a very active role on the board and also served on the Documents Committee. Alan played a very important role in helping us obtain the deed to all of our roads, the rewriting of the community documents and the list goes on. He is going to greatly be missed. The board supports him in his decision and wishes him the very best. On behalf of the Board and the Residents of Citrus Glen, thank you Alan for everything you have done for your community.

Neighbor to Neighbor: The Neighbor to Neighbor section of our web site can be a great tool for our residents to find people who perform various services as they come recommended from someone who has used them before. The problem is that for the most part, the majority of the people on there are ones that were sent to us a long time ago. Some are current but some are pretty old. I encourage you to please send us your recommendations of any service providers you would recommend to your neighbors. You can go online to the "Contact Us" page and fill out the form there, you can send me an e-mail to CGPresident@Comcast.net or mail us a letter to EEBBHOA, 195 Temple Avenue, Boynton Beach, FL. 33436 or drop it off at the office at the Clubhouse. I will make sure it gets on the Web Site. Always use caution when hiring people to perform work on your home. You are solely responsible for anyone you choose to hire to perform work for you.

Bob Foster CGPresident@Comcast.net

Clubhouse Activities

Pool Class: We have Pool Classes on Monday, Wednesday and Friday at 9:00am. They are designed for people of all ages. Our pool is heated year round so come on down and check out the classes and meet your fellow neighbors. Swimsuits are required!

Yoga Class: There is also a Yoga and Meditation class on Wednesday evening at 7:00pm. Once again, it is designed for people of all ages, people of all sizes and even for people who have physical limitations. I have heard this is an awesome class and people are enjoying it and wanting more. If you're ready to relax and rejuvenate, stop on by Wednesday evenings.

How about a Bridge Game: Yvette Cohen is looking to get some Bridge Players together. If you are interested, please contact Yvette at 561-737-3131 or via e-mail: yvettecohen@att.net. What a great way to relax and meet some of the great resident's here at Citrus Glen.

Monthly Board Meetings: I have to admit, it's probably not as much fun as the above activities but it is a great place to learn more about what is going on in "your" community. They are held the last Tuesday of each month at 7:30pm. Remember, if you want to speak at the monthly meeting on a particular subject, please be sure to let us know preferably 7 days in advance so we can place it on the agenda. The agenda is placed in the Glass Case in the Clubhouse several days before the meeting and also e-mailed out to everyone that is on the e-mail list.

HANDYMAN/PRESSURE CLEANING SERVICES

LICENSED & INSURED CITRUS GLEN RESIDENT
WE DO EVERYTHING BILL 561-352-9391

Muse News on Real Estate!

According to the National Association of Realtors - Single-family sales rise 5.3%, prices up 8.2%; condo sales up 1.5%, prices up 15.8%.

# of Properties		Lowest Price	Highest Price
Currently For Sale	0		
Under Contract	9	\$159,000	\$200,000
Average Days on Market 95 • 3 are short sales • 1 bank owned			
Sold Past 6 Months			
List Price	9	\$157,500	\$215,000
Sold Price		\$159,219	\$217,500
• Average Days on Market 102 • 1 short sale • 1 bank owned			
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.			

Meet your neighbor ...

Let them take care of...

LOOKING FOR DEPENDABLE & AFFORDABLE POOL SERVICE?

FREE ESTIMATES AND GUARANTEED LIGHTHOUSE POOL

MAINTENANCE SERVICE INC.

BRIAN MATHEWS OWNER/OPERATOR.

561-523-3657

ATLANTIC FLORIDA PROPERTIES MARLENE KIRALY(REALTOR)

561-889-6009

RESIDENT OF CITRUS GLEN

HAVE BUYERS NEED HOMES TO SELL

"PHOTOGRAPHER"

(Citrus Glen Resident)

Weddings & Special Events

Family Portraits & more

Mention this ad for special rates

Call Paulette (561) 742-1020

Pressure Cleaning and Painting

Johnny Under Pressure, Inc.

is a resident of Citrus Glen.

Visit his website at

Johnnyunderpressure.com

151 Executive Circle -

Mobile 561-317-5082

office 1-888-301-9733

Judy Angelovich, Realtor **New York & Florida**

Licensed Real Estate Broker

14 years experience working with home buyers & sellers

Coldwell Banker, Boynton Beach

Citrus Glen Resident

JmaRealEstate@aol.com

(954) 789-9099

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.

Community Survey – January 2013 Elections – I would like to?

Please complete if you would like to run for the Board

Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

How long have you lived in Citrus Glen? _____
Reasons you would like to run for the board: (Attach an additional sheet
if necessary) _____

Brief History about yourself: (Attach an additional sheet if necessary)

Please complete if you would like to be on the Nominating Committee

Name: _____

Address: _____

Phone Number: _____

E-mail address: _____

Board and Working Committees and Activities During 2012

BOARD OF DIRECTORS

Bob Foster, *President*
Carolyn Hall, *Vice President*
Jim Taylor, *Treasurer*
Chris Aromandi, *Secretary*
Alan Neulander, *Director*

Architectural Advisory Committee

Scott Straleau, *Board Liaison*
Dick Heinick, *Chairman*
Joe Eichenlaub
Ron Clare
Tapio Salin
Charlene Bothoff

Landscape and Property Improvements Committee

Scott Straleau, *Board Liaison*
Pris Neulander, *Chairperson*
Arlene Aslanian

Technology

Bob Foster, *Board Liaison*
Bob Moreno, *Chairman*

Fines Committee

Scott Straleau, *Board Liaison*
Bonnie Valentino, *Chairperson*
Kalil Shalhoub
Mike Kirby
Marilyn Kelly

Orange Peel Distribution Team

Inez Guglielmo, *Team leader*
Elizabeth Meramo
Monique Owens
Harry Eichenlaub
Amanda Guglielmo
Teresa Moreno

OTHER FUNCTIONS

Welcome Interview/
Clubhouse Activities
Inez Guglielmo



JOIN US AT THE NEXT
MONTHLY MEETING



DON'T MISS IT!! TUESDAY SEPTEMBER 25 TH