



Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

April 2021

Phase II Monthly Meeting • Tuesday, April 6th, 2021

The Phase II Monthly Meeting was held on Tuesday, April 6th. The meeting began with issues from homeowners. One homeowner on the lake reported problems with another resident walking around his property and looking inside his home. “Common Ground” does not mean that people can walk around other homeowners’ properties. We share the grounds to maintain an overall appearance of the community and to give our lawncare company access to all the yards. Another continuing problem has been cars parking on the lawns and drainage grates. Any cars parked on the grass or grates can and will be towed. Another homeowner is upset that many of our neighborhood homes are in disrepair. President Bob Freund listened to his concern and stated that the Board would address the issue later in the meeting.

Secretary Kathy Barker informed the residents that the Board already had one new homeowner interview in April. Home values continue to increase in the neighborhood. She also stated that our attorneys have collected a lot of late fees since March.

Treasurer Chris Jones reported that our attorney had advised the Board not to set up website platform for paying HOA dues electronically. Homeowners should continue to pay their dues by mail or set up an electronic bill pay through their own bank.

Vice President Wayne Kennedy stated that the Board and Comcast will inform the community about our new contract sometime in May. Cable boxes may need to be updated to handle the higher video definition.

President Bob Freund mentioned the need to have BSO at our monthly meetings. There has been a report of one death due to reckless driving on Green Road. We are still having problems with cars speeding on Green Road and Powerline Road. We may need to reach out to our District 3 Commissioner, Bernie Parness. He has been able to help us with other issues in the area.

As mentioned earlier in the meeting, the Board has decided to hire a management company to handle violations in the community. The Board will be sending out reminders

of common rule violations as a “fair warning” before the management company begins to vigorously enforce the “rules and regulations”. **The Crystal Lake Golf Villas, Phase II documents and rules are listed in their entirety on our website, www.clgvph2.com.** Keep in mind that every homeowner agreed to the rules of the neighborhood when they were interviewed as a new resident. The Board has begun to interview management companies and will choose the best company to serve our needs. They intend to have a company hired by June.

Director Greg Murray mentioned that he has filed a request with the city to install a speed table on NW 13th Avenue. We are having problems with cars speeding throughout the neighborhood. The Board is also considering adding speed bumps to NW 49th Street in anticipation of traffic changes on Green Road.

The Board also reminded the residents that recreational equipment, including basketball hoops need to be removed from the “common ground” when not in use. Basketball hoops should be lowered and kept in the garage or along the side of the home under the roofline. Greg also suggested that the Rec Board might consider having an area for basketball, for resident use only, within the clubhouse grounds. Director Kim Frazer suggested that maybe a designated community fishing area could also be created. This might help deter “trespassers” from the lakefront properties.

The next Phase II meeting will be held on Tuesday, May 4th at 7:00pm.

NEW WEBSITES!

The new websites offer important community information, event announcements, online forms and the HOA “Rules & Regulations”.

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Crystal Lake Golf Villas, Phase II • clgvph2.com

Crystal Lake Golf Villas Recreation Facility • clgvrec.com



**Please be courteous to your neighbors.
Stay to the edge of lawns and near the street when walking your dog.
Bring along extra “doggy bags”.**

**It is a city law to keep your dog on a leash
and to clean up after your pet!**

Please remember to pick up after your pup in your OWN yard, too!!!

Rec Board Monthly Meeting • Thursday, April 1st, 2021

President Brooke Meltzer informed homeowners that clubhouse building hours may be extended soon. **Please check the Rec Board website (www.clgvrec.com) and building signage for updated hours.** The clubhouse staff has been keeping a tally of when residents are using the gym and pool. The Board feels that the residents will be able to “self-monitor” and abide by the clubhouse rules. They plan to keep the building staffed on weekends and holidays. The showers, water fountain, steam rooms will not reopen until further notice. **Current hours are Monday, Wednesday, Friday, Saturday, and Sunday 10am-6pm, Tuesday & Thursday 12pm – 6pm*. *Gym access on Tuesday & Thursday available 6pm-8pm, if a request form is completed on the website the night before. The pool closes at dusk.**

The Board also announced that Marylou Procopio will be reassigned from Assistant Secretary to Secretary and Stuart Feigenbaum will return to his position as Director.

The Board also discussed the need to replace the pool filters, which have a four-to-five-year lifespan. They are also looking for recommendations for a handyman to work on a variety of projects. The Board continued to discuss the bids for repaving the clubhouse parking lot. They are also considering a new system to issue residents a pass for guests needing to park at the clubhouse overnight. This would eliminate the need to contact the Rec Board for “last minute” parking requests. The Rec Board issued pass would also prevent resident cars from being towed from the lot.

One homeowner asked if the Board would consider renting spaces to homeowners for the commercial vehicles. The Board was split on the idea and will need to discuss the matter. One major concern was the view of the lot by Phase II residents. Another concern was liability issues. The homeowner thought that the presence of homeowners’ vehicles might help deter vandalism in the lot and loitering. The Board will be adding more surveillance to the outside of the building.

Director Bob Freund informed homeowners that the new Phase II Comcast contract will include free cable television service (2 boxes) and limited internet to the clubhouse. The Board will determine where to add the additional televisions.

The next Rec Board Meeting will be held on Thursday, May 6th at 7:00pm.

Need more room?



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Board of Directors**

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Bob Freund

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Secretary:
Kathy Barker

Treasurer:
Chris Jones

Directors:
Kim Frazer
Greg Murray

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue
Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Website: www.clgvph2.com

Arbitration Committee
Volunteers Needed
954-488-1772

Bookkeeping Services
Crystal Lake Golf Villas, Phase II
954-488-1772

Villager Editor:
Kim Frazer

Subscribe: kimclgv2@gmail.com

Recreation Board Information:

presidentclrec@gmail.com

Rec Board Number 954-588-1938

Key Fob Appointments 954-588-1938

Website: www.clgvrec.com

Violations Committee:

clgv2hoa@gmail.com

Call or TEXT with Photos
954-488-1772

Outback Landscaping

Mike **561-239-4530**

TK Pest Service

Lawn Fertilizer & Pesticide Treatment

clgv2hoa@gmail.com

Westway Towing

954-731-1115

District 3 Commissioner

Bernie Parness

954-480-4263

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concerns, local events, recommendations,
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Code: HSQBJJ

PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please place request in the **PHASE II** MAILSLOT inside the clubhouse hallway or email to:

clgv2hoa@gmail.com

Allow two weeks for approval or disapproval, please plan accordingly.

(For a quicker response, please email your request.)

Date: _____

Name: _____

Phone: _____

Address: _____

Email Address: _____

Modification request in detail: *(Roof modifications require a color swatch/sample.)*

*****YOU MUST INCLUDE A SKETCHED DIAGRAM WITH YOUR REQUEST *****

If another home has the same modification, please include a photo/address.

Company Performing the Work: _____

Company Phone Number: _____

Start Date: _____

Completion Date: _____

****WORK MUST BE COMPLETED WITHIN 90 DAYS. IF NOT, A NEW APPROVAL WILL BE NEEDED.***

Does this work require a City Permit? Yes _____ No _____

Received by Modification Committee on: _____

APPROVED: Yes _____ No _____

REASON FOR DENIAL: _____

Approved By _____ Date _____

Approved By _____ Date _____

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED AND WILL BE RETURNED TO YOU.

• A homeowner shall not make any additions, structural changes, or modifications of any kind to the exterior of the home, grounds, walkway, or driveway adjacent to the house. This includes platforms, railings, air conditioners, slabs, walks, fences, hedges or any other improvements or conversions, without prior written approval of the Association. • Planting the following trees or plants is prohibited: Ficus, Australian Pine, Century Plant, Oleander, Cactus, Schefflera, Melaleuca, Brazilian Pepper.

Revised 3/2021

MODIFICATIONS, ENCROACHMENTS, VIOLATIONS

- 1. A homeowner shall not make any additions, structural changes or modifications of any kind to the exterior of his home or to the ground, walkway or driveway adjacent to his house, including platforms, railings, air conditioners, slabs, walks, fences, hedges or any other improvements or conversions, without prior written approval of the Association.**
- 2. Any request for such alteration(s) must be submitted in advance in writing together with a sketch or plan to the Violations Committee acting for the Board. Safe, sound and fireproof materials are to be used. The alterations must comply with the South Florida Building Code. When necessary a permit must also be obtained from the City of Deerfield Beach by the owner.**
- 3. The Board will issue such approval in writing if not in violation of the Documents and after considering the effect of such alteration(s) on other homeowners and the overall appearance of the community.**
- 4. Any approval for alterations shall indicate a completion date. If the alteration is not completed by the specified time, the approval is null and void, unless an extension is obtained from the Board.**
- 5. The maintenance of all alterations is the responsibility of the homeowner.**
- 6. Where the homeowner does not submit such written request and does not receive such written approval from the Board, but makes such alteration, the Board in its discretion may fine the homeowner and direct the homeowner to remove such alteration and restore the property to an acceptable condition at the homeowner's expense.**
- 7. The Documents provide for the Association summarily to remove any violations or institute legal proceedings, and charge any expense involved in doing so to the homeowner, as well as place a lien upon the house.**
- 8. Widening of driveways from one car width to a total of 17 feet is permissible. Extension must be made toward the front entrance of the house and must consist of a surface of uniform color over properly compacted base course. Details regarding material and drainage shall conform to City of Deerfield Beach Code and proper permits must be acquired, in addition to permission from the Association. Driveways must be kept in good repair and re-surfaced when needed.**
- 9. Rain gutters and downspouts must be of standard white and the downspout located so as to discharge away from the neighbor's property.**
- 10. Painting and personalizing of exterior doors, shutters and garage doors is permissible. It shall be the responsibility of the individual homeowner to maintain same. General maintenance painting will cover only standard colors as chosen by the Board. Prior written approval of the Board must be obtained for any painting changes. Painting of walls inside enclosed front entrances, screened atriums and porches facing the street must conform to the color of the house.**