

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

August 2023

## **Phase II Monthly Meeting • Tuesday, August 1, 2023**

President Wayne Kennedy began the meeting by introducing Mike Bollen from Compass Lawncare Solutions. He and his partner Angie started their company 8 years ago. They look forward to working with our community. He answered some questions from homeowners and the Board. The proper cutting height should be 3.5 to 4 inches, the lawn will photosynthesize and produce a healthy lawn. They use mulching blades that are sharpened weekly and cleaned daily. They try to make sure the lawns are cut evenly without leaving clumps of grass clippings. Treasurer Chris Jones stated that they will survey the property after the cutting. Compass Lawncare will cut all the community lawns the same day. They will have two full crews on the property. A resident asked if they also edge the lawns and fertilize them. Mike Bollen responded “yes” and that they had applied an herbicide on the weeds in the neighborhood. He is not doing a blanket spray; he is targeting certain areas because some lawns are all weeds. Fertilizing will begin in two to three weeks. He also stated that they would let the community know their schedule. The Board will send out the schedule by email “news blasts”. He also told the resident not to fertilize her own lawn and let them handle all of it. Compass is also available for any questions about lawn care and tree planting. Mike asked everyone to communicate with their foreman, Russell, wearing a gray shirt, not the staff wearing blue shirts. Ideally everything should be channeled through a board member or property manager to have a written email request/concern. Mike Curtis of BDM Property Management asked about homeowners leaving stuff in the yard. The lawncare team needs to be able to move freely through the yards. Please do not leave things out that could be run over by their equipment. Chris stated that we have a two-year agreement with Compass. We will review their work throughout the contract. Mike Bollen said give the treatments time to see improvement, but we should see a difference very soon. Secretary Kim Frazer asked if they would cut around the sprinkler heads, and water meters. Mike suggested putting concrete donuts around the heads so the team can identify them and work around them. It is a challenge in a big community, but they will do the best they can. Another resident asked how many cuts there are per month. Three for the summer months, two for November through March. (29 per year) Another resident complimented the new service and asked if they would avoid cutting lawns on the trash pick-up days. They will try to avoid Tuesdays, Wednesdays, and Fridays.

If a resident does not want a particular service, contact the Board so they can let Compass know. You may see brown spots where the weed treatment was applied. Another resident asked about St. Augustine grass. Mike stated that you would need sod or grass plugs for replacement, St. Augustine seed doesn't work well in Florida. Another resident asked about tree removal, they do provide that service. The resident is having difficulty with the city removing the trees, the issue is becoming dangerous in storm season. The roots are also growing into the foundation of his home. Mike Curtis will contact someone regarding the issue for the homeowner. Compass can do an evaluation of your yard for you. Director Greg Murray will add the information to the website.

Kim Frazer gave the Secretary's report. There were five interviews within the last two months. Modification requests are still being processed and approved very quickly. Roofs, windows, and safety issues are often processed within the same day. She reminded everyone that there is an approved color palette for roofs. Tan, brown and terra cotta shingles are approved by the Association. Roof modifications require a color sample. Landscaping design or exterior changes may require a visit from Mike or a board member for approval to be given.

Treasurer Chris Jones gave the legal/financial report. He stated that part of our maintenance fee increase went to hiring a better lawncare company. The Board insisted that Compass agree to a lock in of a two-year rate. He also felt that it requires a two-year contract to see a substantial improvement in the lawns of the community. Chris also said that the company is well reviewed by other nearby communities, and we will inquire about a tree trimming project in the winter.

CLGV2 Director (*and Rec Board Vice President*) Greg Murray shared Rec Board information. Everything is working properly in the building. The Community Yard Sale was small, but successful. They are looking for community input for event ideas. Check their website for more information. [www.clgvrec.com](http://www.clgvrec.com)

Mike Curtis from BDM Property Management stated that people are complying with the association's rules and regulations. His co-worker, Angel, has been talking to the residents regarding the violation issues. Weeds are still a problem. Cars are still being parked in the road overnight, and they will be towed. NW 49<sup>th</sup> Street and Avenues and Terraces are a problem. There was a big scene regarding a towing issue on Green Road. BSO was called and responded. Mike said if your car is being towed, don't take it out on the driver. They are just doing their job. South Florida has a "Release on Scene" policy. If you come out while your car is being towed, they have to offer you a "drop fee" of \$50.00 to

leave your car. Move your car to the proper place or it will be towed again. Let him know if you replace your car or get a new tag to get a new decal issued. One resident asked about the cars that do not have decals. The tag is still registered to the car in the system, even if the resident does not attach it to the windshield. He was also concerned about the cars for sale in the neighborhood and the parking on the roads during the day. Cars must be parked on the **correct** side of the road, with the flow of traffic. Cars parked against traffic will be towed. Mike will pick up patrols in the neighborhood. Blocking traffic is still a major issue and many residents still are not following the HOA rules. Parking is a problem in Phase II and since this is no longer a 55+ community, more issues need to be worked out. Driveways cannot be much bigger with the city restrictions. Circular driveways may be considered for Green Road, to help with safety issues. A homeowner is currently trying to get approval from the city. A car can be parked horizontally behind another car in your driveway if it doesn't extend into the road.

One homeowner asked about the illegal renting in the neighborhood. The lawyer is still working on two of the homes. One renter admitted that he was renting a room from a homeowner as his car was involved in a towing incident. A resident asked why renting is not allowed, and Chris answered that this is an **owner-occupied** community.

Another resident is having problems parking his truck in front of neighbors' homes in the street. Cars round the corner too quickly and he is concerned that his truck may get hit. Driveways can only be 17' wide. Stone (walking) pathways on the sides of the driveway cannot be parked on. Parking on the street is on a "*first come, first serve*" basis. Parking is difficult on the streets in the area from Military Road to NW 13<sup>th</sup> Avenue. Let Mike know of any parking concerns. [Mike Curtis 954-405-7360](tel:954-405-7360). There has been talk of closing off NW 11<sup>th</sup> Avenue for parking purposes.

Chris has researched the rubber speed bumps and Wayne would like to start by installing 2 sets of speedbumps on NW 11<sup>th</sup> Avenue from Green Road to NW 49<sup>th</sup> Street. This would slow down some of the traffic cutting through the neighborhood. This would be the starting point of traffic calming efforts. Wayne made a motion to start the speedbump installation project, Chris seconded the motion, all approved. Greg suggested that NW 49<sup>th</sup> Street between NW 18<sup>th</sup> Ave. and NW 16<sup>th</sup> Ave. be the next phase of the project.

A resident asked the Board if electric car charging ports will be allowed. Chris responded that it is the "wave of the future", and more requests will be made. Charging ports cannot be mounted on the front of the house, they may be mounted on the side of the home. Modification requests and proper permitting are needed.

SW 10<sup>th</sup> Street Connector Project Meeting with the FDOT: Kim reported that The Board reached out to the FDOT to schedule an informational meeting for our community. A representative will be coming out for a meeting on Tuesday, August 22<sup>nd</sup> at 7pm at the clubhouse. The Board is hoping for a good turnout from residents. The Board is very concerned about the traffic issues and the project's impact on our neighborhood. The FDOT says that the project will not be much of a problem for Green Road, but we do not understand how it will not be considering traffic will be diverted past our neighborhood. Powerline Road, Military Trail, Hillsboro Boulevard and Green Street are all going to be impacted by the project. The FDOT has stated that they have plans for cameras and other ways to help monitor traffic issues. The Board has many questions for the FDOT. The Board wants to express our concerns regarding traffic delays, detours, and our residential street impact. They hope to have them help with the cost of possibly blocking off streets, speedbumps, and repaving. This is when we can mention the need for sidewalks and traffic lights, also. Different issues need city, county, and state approval, but maybe the FDOT can direct us to the right agencies for assistance. Kim will share the project website in a news blast prior to the meeting. A Zoom link will be available, but a big community attendance would be helpful. Please bring your questions to the meeting.

The Board needs to meet again with the painting company this month. Mike stated that paint prices have not gone up. The remaining five homes from the initial phase will be painted first in the Fall. Mike was concerned that it was too rainy to paint those homes now. The next painting phase will be NW 49<sup>th</sup> Street, NW 16<sup>th</sup> Avenue, NW 48<sup>th</sup> Place up to NW 13<sup>th</sup> Avenue. Half of the community will be painted, and painting "phase 3" will be up to NW 11<sup>th</sup> Avenue. Painting "phase 4" will be from NW 11<sup>th</sup> Avenue to Military Trail. We are budgeted for four phases of painting. Wayne stated that the painting company cannot use the Clubhouse dumpster for trash. Mid-October may be the start of the next painting phase. This new plan will have all the homes painted within two years. Homes used to be painted every five years, which was within the paint's warranty. With this plan we will take advantage of the full paint warranty and paint all the homes at the same time for the next cycle (in seven years).

Wayne opened the floor for questions and comments. One homeowner asked about his roof modification request, and wanted to know if the color was approved. Approval had been sent to his contractor.

One resident asked what was included in the HOA fees. Chris answered that house painting, basic cable, lawn cutting, fertilizer/insecticide and use of the clubhouse facilities are included in fees. We have extremely low HOA fees in comparison to other South Florida homeowner associations.

Another resident would like to form a committee to create a new color palette for the home painting in the community. Mike reminded her that you will need a “super majority” to change the home colors. Wayne will ask the paint company about the cost to change the color palette during our meeting with them this month. Homeowner signatures would be needed to make the change; attorney’s fees and many things are involved in the process. Colors would also need to be approved by the Board. The resident feels that different home colors might improve the value of the homes. There are many different views on the matter. Wayne said that we can start entertaining the idea that someone could have their home painted an approved color by a professional company. **The resident would have to maintain the paint job.** The HOA dues will only cover Crystal Lake Beige and white. No other colors can be painted without Board approval. The Board asked Kathy Barker if she knew what the documents said about the specific home colors. Another resident pulled up the “Docs” for more information. *“Painting and personalizing of exterior doors, shutters and garage doors is permissible. It shall be the responsibility of the individual homeowner to maintain same. The general maintenance painting will only cover standard colors chosen by the Board. **Prior approval by the Board must be obtained of 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.”* The Board will ask our attorneys for clarification.

One resident asked if he could change the “fake” brickwork to another finish. Yes, but you need to submit a modification request to make any exterior changes. Another resident asked if her home could be painted all white. Wayne asked her to submit a modification request with her intentions.

Another resident had a Rec Center tree fall on his roof. His insurance company will only pay for the repair not a full roof, but the shingles won’t match the rest of the roof. The Board suggested that he needed to submit a claim with the Rec Board’s insurance. The Board will not approve a roof project with mismatched shingles. Mike suggested that the homeowner should contact a public adjuster.

Another resident asked if there was a rule as to how far you can walk a dog into someone’s yard. The Board said, “No, but we tell everyone in the HOA interviews to be respectful of your neighbor’s privacy and property.” Wayne stated that pets need to be on a six-foot leash according to Broward County. A reminder will be put into the newsletter. Chris suggested videotaping the dog walker and they could send out a warning letter if the person could be identified.

A resident asked why his HOA fees were more expensive than his neighbors’ Chris explained the “buy in” and “non-buy in” fees. He explained that some of the original owners did not “buy in” to the recreation lease and an attorney purchased their portion of that lease. Those “non-buy-in” homeowners pay more

to that attorney. Administrative Assistant Pam Bojec made sure that the resident was not sent the wrong coupon book by mistake.

A resident had his car towed because it was parked facing the wrong way against traffic on the street. He thought he could park in any direction on our neighborhood roads. He was told to park in the traffic direction to prevent having his car towed again.

Another homeowner asked about the “lollipop” light project. Wayne and Chris responded that we are having supply issues and the project is still being worked on.

**The next CLGV2 HOA meeting will be held on  
Tuesday, September 5<sup>th</sup>, 2023, at 7pm.**

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**Clubhouse issues or Rec Board questions need  
to be emailed to the **RECREATION BOARD**  
[presidentclrec@gmail.com](mailto:presidentclrec@gmail.com)  
or call **954-588-1938** • [www.clgvrec.com](http://www.clgvrec.com)**



**BE A GOOD NEIGHBOR!**

**Please keep pets on a six-foot leash.  
Be respectful of your neighbors' privacy  
and walk your dog near the street.  
Remember to bring enough bags  
to pick up after your pet  
for the entire walk.**



PLEASE JOIN US FOR A  
**COMMUNITY MEETING  
WITH THE FDOT**

**TUESDAY,  
AUGUST 22ND AT 7PM**

Representatives from the FDOT will be here to provide information about the upcoming **SW 10TH STREET CONNECTOR PROJECT** and will answer any questions regarding the possible impact on our neighborhood.

**CRYSTAL LAKE GOLF VILLAS REC CENTER**  
4791 NW 18th Avenue  
Deerfield Beach, FL 33064



[www.sw10street.com](http://www.sw10street.com)

# BINGO NIGHT WINNERS



**She Won Twice!!**

Join Us Next Time  
for **BINGO!**  
Thursday,  
September 14<sup>th</sup>  
at 7pm.



**FREE POPCORN ALWAYS!**



**Crystal Lake Golf Villas, Phase II  
Board of Directors**

**President:** Wayne Kennedy  
**Vice President:** Hunter Greer  
**Treasurer:** Chris Jones  
**Secretary:** Kim Frazer  
**Director:** Greg Murray

**Administrative Assistant**

Pam Bojec  
[clgv2office@gmail.com](mailto:clgv2office@gmail.com)

**Crystal Lake Golf Villas, Phase II**

4791 NW 18<sup>th</sup> Avenue, Deerfield Beach, FL 33064  
**Call or TEXT 954-488-1772**  
[clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)

**Crystal Lake Golf Villas, Phase II Info**

**Website:** [www.clgvph2.com](http://www.clgvph2.com)  
Information, Forms, Past Newsletters,  
Tutorials & Documents

**Volunteers Needed**

[www.clgv2hoa.com](http://www.clgv2hoa.com) • **954-488-1772**

**Bookkeeping Services**

Crystal Lake Golf Villas, Phase II  
**954-488-1772**

**“The Villager” Editor:** Kim Frazer  
Subscribe: [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)

**BDM Property Management**

**Violation Reporting/Parking Decals**  
Michael Curtis

**Cell: 954-405-7360**

[Mike@bdmpropertymanagement.com](mailto:Mike@bdmpropertymanagement.com)

**Executive Towing and Recovery**

**Report Violation or Recover Vehicle**

**954-444-0054**

5340 NW 10th Terrace, Fort Lauderdale, FL 33309

**Recreation Board Information:**

**954-588-1938 • [clgvrec@gmail.com](mailto:clgvrec@gmail.com)**  
[www.clgvrec.com](http://www.clgvrec.com)

Forms Available on Rec Board Website:

***Key Fob Appointments &  
Guest Temporary Parking in Clubhouse Lot***

**Compass Outdoor Solutions**

Lawncare

**Call or TEXT 954-488-1772**

[clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)

**Crystal Lake Golf Villas, Phase I**

*(The Neighboring Phase, Not Ours)*

**954-418-2170**

**District 3 Commissioner**

Bernie Parness • **954-480-4263**

**City of Deerfield Beach Information**

[www.deerfield-beach.com](http://www.deerfield-beach.com)

**Broward County Information**

[www.broward.org](http://www.broward.org)

**Broward Water & Wastewater**

**954-831-3250**

**Comcast Cable Services**

Community Comcast Digital Starter Package  
**1-800-XFINITY • 1-800-934-6489**

**Join “Nextdoor” Community**

[www.nextdoor.com/join](http://www.nextdoor.com/join) Code: HSQJB

# CRYSTAL LAKE GOLF VILLAS, PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please email to: [clqv2hoa@gmail.com](mailto:clqv2hoa@gmail.com)

or bring to the monthly HOA meeting for quicker approval.

You may also place request in the **PHASE II MAIL SLOT** inside the clubhouse hallway.

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

Date Submitted: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

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**\*\*\*YOU MUST INCLUDE A SKETCHED DIAGRAM/PHOTO WITH YOUR REQUEST \*\*\***

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

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 \_\_\_\_\_

APPROVED: Yes \_\_\_\_\_ No \_\_\_\_\_

IMPORTANT NOTES: \_\_\_\_\_

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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.

**Crystal Lake Golf Villa Association II, Inc.**

4791 NW 18<sup>th</sup> Avenue, Deerfield Beach, FL 33064 • 954-488-1772

[clqv2hoa@gmail.com](mailto:clqv2hoa@gmail.com) • [www.clqvph2.com](http://www.clqvph2.com)

Revised 09/2022

## **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.**