

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

February 2021

Phase II Annual Meeting • Tuesday, February 2nd, 2021

The Phase II Annual Meeting was held on Tuesday, January 5th. Secretary Kathy Barker stated that the required letter was mailed to inform the community of the Annual Meeting and Election. No ballots were mailed because no one showed interest in serving on the Board. Sixteen homeowners (including 6 board members) were physically present at the clubhouse. Six homeowners viewed the meeting virtually by "Zoom". A quorum was not met, and the election was not held. The current Board will continue to serve.

President Bob Freund welcomed the homeowners and reminded them that community involvement in the homeowner's association is truly government at its most impactful level. Every decision affects you personally as a homeowner. He reminded everyone that each of the board members are volunteers and homeowners who are also directly affected by the decisions that are made by the Board. They continue to act in the best interest of the entire community and are fiscally responsible. He encouraged the homeowners to attend our monthly meetings and stay informed. He joked that if you are a regular meeting attendee you will probably be asked to join the Board! Bob encouraged everyone to get out and meet their neighbors when community events are scheduled again. The Board was introduced, and he thanked the current members for the work that they do for the community. Kathy, our Secretary, does about EVERYTHING and handles all the paperwork for new home buyers. Wayne Kennedy is our Vice President and has been researching and negotiating our new cable television contract. Chris Jones, our Treasurer handles our finances, along with our bookkeeper Al Klimpl. Greg Murray is our newest board member and has built our new website www.clgvph2.com. Both Greg and Bob serve on our Rec Board, also. Kim Frazer is the editor of our community newsletter, "The Villager" and sends out informative "news blasts" when needed. Bob also thanked both former board members Denis Placide and Valerie Dowling for all the work that they did this year with Violations and Modifications. Chuck Barker monitors the community phone line, and his help is greatly appreciated.

The state of the association is incredibly good, despite the COVID-19 crisis. Most residents are keeping up with their maintenance payments. The Board is trying to keep

expenses low, but you can expect an increase of approximately 5% due to increases from our contractors and service providers. This year our home painting schedule was pushed back from Fall 2020 to Winter 2021. In the future we may paint the homes every six years rather than five years to save some money for future projects. Our current painting contract guarantees the paint job for seven years. One major expense will be repaving our neighborhood roads in a few years. The only roads paved by the county are NW 13th Avenue and NW 18th Avenue, the rest of our streets are maintained by the HOA.

Commissioner Bernie Parness also informed the Board that we will be getting a traffic light at NW 18th Avenue and Green Road within the next year. We are anticipating greater traffic in the area with the upcoming SW 10th Street Connector Project. Traffic has also increased on NW 18th Avenue due to the new housing developments in the area. Parness has also stated that they will install a sidewalk along NW 18th Avenue in response to residents' requests.

Treasurer Chris Jones stated that we are currently under budget due to the delay in the painting schedule. He also mentioned that our new attorneys, Kaye Bender Rembaum, have been highly effective expediting fee collections. He also reminded the homeowners to stay current on paying your HOA maintenance fees. The late fees and legal fees can become very costly, very quickly. He also mentioned our financial reports will be reviewed by a CPA and posted in the clubhouse hallway information board.

Secretary Kathy Barker announced that home sales are going well in the neighborhood. We have had nine homes sold this year alone, since the beginning of January. She was expecting five more new homeowners in February. Home prices are increasing, and our development is a rare find in the area. Our HOA fees are incredibly low and we have a safe, family-friendly neighborhood!

Vice President Wayne Kennedy informed the homeowners about our new cable contract with Comcast. The Board worked with a consultant to obtain the best deal for the community. There will be no price increase and the contract will include HD (high definition) video and EPIX movie channel. The new eight-year contract will begin mid-May and upgraded equipment will be provided by Comcast. Residents will be sent information before the new service begins. The Board decided against adding internet service to the contract due to a significant cost increase and the current economy has already financially stressing some homeowners. President Bob Freund commended Wayne for the incredible work done in such a short period of time.

Director Kim Frazer spoke to residents about subscribing to “The Villager” Newsletter. She encouraged homeowners to stay informed about community issues. Timely information is reported to residents through “News Blasts” sent by email notification. If you have any questions or community concerns, please contact the Board by phone, 954-488-1772 or by email clgv2hoa@gmail.com. She stressed that the Board tries to reply to residents’ calls or emails within 24 hrs. Some answers may take a little longer if the issue requires more research or Board consultation. Modification requests can be sent to the community email address and approvals are returned as soon as possible. Please keep in mind that some requests may require more information and may take more time for approval/denial. All roof modifications require a color sample attached to the request. Contact us if you have any questions, we are happy to help!

Director Greg Murray informed the homeowners about our new website www.clgvph2.com. The website has modification request forms, rules & regulations, and other important documents. He also spoke a little bit about the Rec Center and encouraged everyone to participate in community events. Once COVID-19 restrictions are lifted the Rec Board plans on adding some exciting new events to get residents of all ages involved! Their main goal is to get more people to come to the clubhouse and enjoy a sense of community. The new Rec Board website is www.clgvrec.com. He wants residents to contact him with any ideas that they may have for events. There is a “**Contact Us**” link on the Rec Board website, as well as the Phase II website. Get involved, do not just let us decide for you! Your ideas and concerns are important to us.

Concerns from homeowners included adding speedbumps to some streets in response to drivers “cutting through” the neighborhood to avoid waiting at the stop sign at Green Road & NW 18th Avenue. Another homeowner asked if we could change the exterior color of our homes. Bob suggested that we could organize a committee to decide on a new color palette for the neighborhood. This would need to be done before entering a new contract with a painting company. As of now, homeowners can change the color of their doors and shutters. Any exterior changes need to be approved by the Board before work is started. Other residents were upset about the “drag racing” on Green Road and Powerline Road. This issue needs to be discussed with BSO and our Commissioner.

Chuck Barker reminded homeowners that the community phone line is monitored every day, except Sunday. Please be respectful, do NOT go to a board member’s home with your issue or concern. Be mindful that the board members are **VOLUNTEERS** and will address concerns as soon as possible.

This year's Annual Meeting was also offered by "Zoom" attendance. Although there were some technical difficulties, the Board hopes to resolve those issues for future meetings.

- The next HOA Meeting will be held on Tuesday, March 2nd at 7:00pm •

Crystal Lake Golf Villas, Phase II
is a **pet friendly** community.



Please be courteous to your neighbors. Stay to the edge of lawns and near the street when walking your dog. Remember that it is a city law to keep your dog on a leash and to clean up after your pet! Bring extra "doggy bags" on your walk. Cats need to be restrained, too! Loose animals can not only endanger your pet but injure someone trying to control their dog. Also, be mindful that coyotes and birds of prey have been seen in the area. Small pets could be threatened.

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• REMINDERS •

Lamp posts must be lit at night for the safety of our neighborhood. Real Estate "For Sale" signs must be posted between your home and your lamp post. No parking cars on the lawn. Children's toys, patio furniture, gas grills, basketball hoops and sports equipment must be put away in your garage or under the eaves of your home when not in use. Our lawn care company must be able to move freely around our homes. Please take the time to make sure your home is not in disrepair. Watch for termite damage, trim overgrown landscaping, reseal your driveway, and repaint your shutters/doors if needed. **Please remember that hurricane shutters cannot be left up year-round. It is a city code violation and a safety issue.** Also, please make sure your "clamshell" shutters are propped up evenly and are in good shape. Home care raises our individual property and community values. **Thank you for continuing to keep our neighborhood looking beautiful!**

TONY DOES IT AGAIN!



And Again!



THINKING OF SELLING?

WHY WOULD YOU CALL ANYONE ELSE?

OVER **120+** HOMES ***SOLD*** IN CRYSTAL LAKE!

Tony Kline

tonykline@comcast.net

Crystal Lakes #1 Realtor

954-946-2477

Visit me at: TonyKlineRealtor.com / FB: Tony Kline - Real Estate

Crystal Lake Golf Villas, Phase II Board of Directors

President:

Bob Freund

Vice President:

Wayne Kennedy

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: clgv2hoa@gmail.com

Recreation Board Information:

Website: www.clgvrec.com

clgvrec@gmail.com

Rec Board and Key Fob Appointments

954-588-1938

Violations Committee:

clgv2hoa@yahoo.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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between our monthly newsletters.**

*Nextdoor is the free and private social network
just for Crystal Lake neighbors.*

*On Nextdoor, neighbors share safety
concerns, local events, recommendations,
items for sale/free,
and ideas about how to make our
neighborhood better.*

www.nextdoor.com/join

Code: HSQJBJ

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:

clqv2hoa@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:

*****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

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.**