



# Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

February 2022

## **Phase II Annual Meeting • Tuesday, February 1<sup>st</sup>, 2022**

An election was not held, because a quorum was not met. There were sixteen homeowners in attendance. The Board thanked those who volunteered to help register the homeowners and assist in the election procedures. The Annual meeting began with President Bob Freund officially announcing his resignation from the Board. He spoke of his time as President. As with all the current Board members, he joined the Board out of necessity. He was not elected but appointed to the Board. He stated that in the past, he has seen some tough financial times in the neighborhood. When he and Secretary Kathy Barker joined the Board, they had to learn things very quickly and found that the former Board had missed some important things and they needed to be corrected. All the files were in boxes, and financial ledgers were kept on paper. There have been many changes and he has helped update our record keeping and hire a bookkeeper. He thanked his fellow Board members and commended Kathy for ALL her hard work, doing things way beyond her duties as Secretary. She has done all the HOA's paperwork, estoppels, and new homeowner interviews. Kathy Barker has also stepped down from her role as Secretary that she has held for about 15 years. He has seen many good things happening. Our finances are good, and he is happy that our association could afford to hire a management company to help with the HOA's many responsibilities. He reiterated that there is too much work for a volunteer Board. Most of them are working full-time. It has been a tough transition, but things will get better! He reminded everyone how difficult the violation enforcement job is and that we needed to hire someone to help with that specific responsibility. He was proud to say that he felt that he has helped the community improve in many ways. He thanked the fellow Board members for their dedication and efforts to "keep the peace" in the neighborhood. He also mentioned that

he was very happy that the Board always got along, like an extended family. They may not agree on everything, but they always talk things over and come up with a solution. "We always have stayed friends!"

Chris Jones gave the Treasurer's report. He stated that the Profit and Loss statement was good. The HOA is under budget by \$55,000., but some of that money will be used for house painting in the Spring. He was concerned that the Association is owed quite a bit in back maintenance fees. Some fees are currently being recovered as homes sell. He reminded the attending homeowners that, "**HOA fees should be the second most important bill that you pay**". (*Next to your mortgage payment.*) Late fees and attorney expenses can add up very quickly. He also mentioned that HOA fees are not part of your escrow payment. Eighteen homes currently owe a lot money to the association. This puts a huge burden on the homeowners that pay their quarterly fees on time. He and Bob also mentioned that fees will continue to increase by about 5% per year due to keep up with expenses and contractor fees.

Secretary Kathy Barker mentioned that home values have really increased. Over eighteen homes have sold in the last couple of months. She also spoke a little bit about her time serving as Secretary. She stated that she "didn't even know what an estoppel was," when she signed on! She was also very proud of her work and all of the knowledge that she has acquired over the years. She had really enjoyed working with her fellow board members.

Mike Curtis from BDM Management spoke a little about violations. He stated that he is still working on many issues and that the Board will have a separate meeting to discuss correcting and fining those with violations. He is working to hire a new painting company and informed everyone that "Benjamin Moore" will send a representative to help correct many of the previous painting company's mistakes. Some residents asked if the color palette could be changed. It can be changed, but we will need a committee to choose colors and a community vote to put the new color changes in effect. The new company

needs to spend more time power washing and preparing the homes prior to painting. The board also stressed that the painting needs to be done before rainy season.

Homeowner concerns included broken “lollipop” lights and posts down. Chris mentioned that the Board will hire an electrician to fix many of the broken lights and he suggested that they should all be updated to LED lights.

Another homeowner asked if we could add additional speed bumps throughout the neighborhood. She told the Board of one incident where a child was almost hit by a speeding car on NW 13<sup>th</sup> Avenue. Director Greg Murray will get some estimates to install more speedbumps. The city will have some speed traps on Green Road after 8pm in the next few weeks. It would also be helpful if homeowners voice their concerns to Commissioner Bernie Parness and the Mayor Bill Ganz.

One homeowner asked if we would consider hiring a management company for **all** our community needs. Hiring a management company for everything would involve raising fees. Bob replied that hiring BDM for the violations should help with the more difficult responsibilities. The Board has also hired Pam Bojec as an Administrative Assistant to do the HOA’s estoppel paperwork. The Board is not ready to hire a management company for everything. They agree that they do need better communication and streamlined procedures. Volunteers are also needed to serve on the Board. There has been some interest. Bob has suggested that the candidates come to a few meetings to see what is involved in serving on the Board. All the current board members have been appointed after showing an interest in the community.

Three lucky homeowners won “Target” gift cards during the annual meeting raffles. Congratulations to Alex Batez, Edneia Borin and Lilyana Wong! We appreciate all the homeowners in attendance, and the volunteers that helped with the election procedures.

**The next monthly HOA meeting will be held on Tuesday, March 1<sup>st</sup> at 7pm.**



# Thank You!

## Bob & Kathy

THANK YOU FOR YOUR MANY YEARS  
OF SERVICE ON OUR BOARD OF DIRECTORS.

WE APPRECIATE YOUR  
KINDNESS AND DEDICATION TO OUR  
CRYSTAL LAKE GOLF VILLAS, PHASE II COMMUNITY.

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THE CRYSTAL LAKE GOLF VILLAS, PHASE II  
RESIDENTS AND FELLOW BOARD MEMBERS.

## **2022 Crystal Lake Golf Villas, Phase II Board Members**

**Wayne Kennedy – President**

**Chris Jones – Treasurer**

**Kim Frazer – Secretary**

**Greg Murray – Director**

**The Rec Board cancelled the February 2022 Meeting.**

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**We Have Two Incredible Websites!**

**[www.clgvph2.com](http://www.clgvph2.com)**

**The Phase II website has modification forms,  
important documents, past newsletters,  
and other community information.**

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**[www.clgvrec.com](http://www.clgvrec.com)**

**The Rec Board website has  
event information, rules & regulations,  
clubhouse guest parking request forms  
and key fob applications.**



**How long can this  
market keep going?**



If you are thinking about selling your home there is no better time than today. Supply is limited and demand is high making this a perfect Sellers market to get the highest price possible for your home. Unfortunately good things don't last forever including a red hot real estate market!

**No one sells more homes for more money in Crystal Lake than I do! Call me today for a no obligation consultation to see how much your home is worth!**



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tonykline@comcast.net

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

**President:** Wayne Kennedy

**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

**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

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

**Final Notice Towing • 954-393-0234**

**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**  
(clubhouse lot)

**Outback Landscaping**

Mike **561-239-4530**

**TK Pest Service**

Lawn Fertilizer & Pesticide Treatment

[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: HSQJBJ

# CRYSTAL LAKE GOLF VILLAS, PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please email to: [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)

or bring to the monthly HOA meeting for quicker approval.

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

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

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

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 \_\_\_\_\_

Received by Modification Committee on: \_\_\_\_\_

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

REASON FOR DENIAL: \_\_\_\_\_

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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

[clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com) • [www.clgvph2.com](http://www.clgvph2.com)

Revised 08/2021



## **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.**