

# Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

January 2021

## Phase II Monthly Meeting • Tuesday, January 5th, 2021

The meeting opened with questions and comments from homeowners. One resident was concerned about speeding on NW 18<sup>th</sup> Avenue. He is going to call BSO and ask for an officer to monitor the situation. Other residents commented on how the cars literally fly over the speed bumps without slowing down. Another resident commented that most of the speeding is before 8am and after 5pm (work traffic). President Bob Freund announced that Commissioner Bernie Parness told him that the city would be able to put sidewalks along that road. Many residents have been concerned about the increase in traffic. Neighbors are also worried about the children's safety at the clubhouse school bus stop. Director Greg Murray also mentioned that some homeowners on NW 49<sup>th</sup> Street requested that we install speed bumps on that street to deter traffic cutting through the neighborhood. The Board will investigate the cost of that project. Other neighbors complained of children riding dirt bikes. The kids were not wearing helmets and riding fast through the neighborhood. Please be careful while driving and backing out of your driveways.

Secretary Kathy Barker stated that the Board has just completed three new homeowner interviews that night and that two more were scheduled before the end of the month. There are a few homes for sale and values are increasing in the neighborhood. She has mailed the letters reminding homeowners of our Annual Meeting on February 2<sup>nd</sup> at 7pm.

Vice President Wayne Kennedy stated that Comcast will honor their proposed rate and include HD for free. The package includes 2 HD receivers and 2 basic boxes per home. The Board decided against trying to add internet to the cable deal due to the poor economy and the chance of more residents faulting on paying their HOA fees.

President Bob Freund did mention that the residents should still expect a 5% increase in fees yearly. The Board is anticipating a new expense of hiring a company for HOA Rules and Regulations Enforcement. After many requests for volunteers, the Board is looking into a company to help in the matter. **We have 325 homes in our neighborhood and a HOA Board of five volunteers. We need more community assistance!**

The Board also wants to remind residents to avoid parking on water drainage grates. The grates are not built for that purpose and they may not hold the weight of a car. Please be mindful to stagger cars parked on the street so that traffic can move freely through the neighborhood. Also, your car can immediately be towed if parked on the grass or left overnight in the street. New Westway Towing information signs will be posted soon.

New board member Greg Murray is working on a new website for Crystal Lake Golf Villas, Phase II. He plans to post timely information, important HOA documents, and the monthly newsletter.

**Reminder:** Exterior modifications need approval **BEFORE** the work is started. Fines will be given, and the home may be required to return to the original “look” at the homeowner’s expense. HOA approval forms will be needed to obtain city permits. Please review the modification page of our HOA Rules and Regulations. That page and a modification form will appear later in the newsletter. **If you need to report a violation or concern, please email [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com) or call 954-488-1772.** If you can text or send a photo of your concern it would be extremely helpful.

## **If you have a community concern or question...**

**Call the community phone line (954) 488-1772**

**Monday through Friday between the hours of 9am and 5pm.**

Please a detailed message with the address and nature of your call.

**One voice mail is sufficient for the return of the call.**

Someone will return your call within 24 hours.

**Do NOT go to the home of a board member with your issue!**

**Correspondence can also be sent to [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)**

## **MEET YOUR NEIGHBORS!**

**The Crystal Lake Golf Villas, Phase II HOA Annual Meeting will be held on Tuesday, February 2nd at 7pm. All residents are encouraged to attend. \$25 gift cards will be raffled off to those in attendance.**

**Please join us!**

# **2021 Spring Home Painting List:**

**4890 NW 13<sup>th</sup> Terrace**

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**4890 NW 15<sup>th</sup> Avenue**

**4891 NW 15<sup>th</sup> Avenue**

**4900 NW 15<sup>th</sup> Avenue**

**4901 NW 15<sup>th</sup> Avenue**

**4910 NW 15<sup>th</sup> Avenue**

**4911 NW 15<sup>th</sup> Avenue**

.....

**4890 NW 15<sup>th</sup> Terrace**

**4900 NW 15<sup>th</sup> Terrace**

**4901 NW 15<sup>th</sup> Terrace**

**4910 NW 15<sup>th</sup> Terrace**

**4911 NW 15<sup>th</sup> Terrace**

**4921 NW 15<sup>th</sup> Terrace**

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**4880 NW 16<sup>th</sup> Avenue**

**4890 NW 16<sup>th</sup> Avenue**

**4910 NW 16<sup>th</sup> Avenue**

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**4740 NW 18<sup>th</sup> Avenue**

**4750 NW 18<sup>th</sup> Avenue**

**4760 NW 18<sup>th</sup> Avenue**

**4800 NW 18<sup>th</sup> Avenue**

**4861 NW 18<sup>th</sup> Avenue**

**4871 NW 18<sup>th</sup> Avenue**

**4881 NW 18<sup>th</sup> Avenue**

**4901 NW 18<sup>th</sup> Avenue**

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**1710 NW 48<sup>th</sup> Court**

**1730 NW 48<sup>th</sup> Court**

**1741 NW 48<sup>th</sup> Court**

**1761 NW 48<sup>th</sup> Court**

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**921 NW 48<sup>th</sup> Place**

**931 NW 48<sup>th</sup> Place**

**941 NW 48<sup>th</sup> Place**

**1101 NW 48<sup>th</sup> Place**

**1151 NW 48<sup>th</sup> Place**

**1230 NW 48<sup>th</sup> Place**

**1300 NW 48<sup>th</sup> Place**

**1310 NW 48<sup>th</sup> Place**

**1530 NW 48<sup>th</sup> Place**

**1711 NW 48<sup>th</sup> Place**

**1761 NW 48<sup>th</sup> Place**



910 NW 49<sup>th</sup> Court  
1600 NW 49<sup>th</sup> Court  
1630 NW 49<sup>th</sup> Court  
1640 NW 49<sup>th</sup> Court  
1650 NW 49<sup>th</sup> Court  
1710 NW 49<sup>th</sup> Court  
1760 NW 49<sup>th</sup> Court

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910 NW 49<sup>th</sup> Street  
930 NW 49<sup>th</sup> Street  
1000 NW 49<sup>th</sup> Street  
1600 NW 49<sup>th</sup> Street  
1601 NW 49<sup>th</sup> Street  
1610 NW 49<sup>th</sup> Street



1611 NW 49<sup>th</sup> Street  
1621 NW 49<sup>th</sup> Street  
1630 NW 49<sup>th</sup> Street  
1640 NW 49<sup>th</sup> Street  
1650 NW 49<sup>th</sup> Street  
1651 NW 49<sup>th</sup> Street  
1700 NW 49<sup>th</sup> Street  
1711 NW 49<sup>th</sup> Street  
1720 NW 49<sup>th</sup> Street  
1721 NW 49<sup>th</sup> Street  
1730 NW 49<sup>th</sup> Street  
1731 NW 49<sup>th</sup> Street  
1751 NW 49<sup>th</sup> Street  
1760 NW 49<sup>th</sup> Street

## **NEW WEBSITES!**

The new websites offer important community information,  
event announcements and online forms.

Crystal Lake Golf Villas, Phase II

**clgvph2.com**

Crystal Lake Golf Villas Recreation Facility

**clgvrec.com**

## **Rec Board Meeting • Thursday, January 7th, 2021**

The Rec Board Meeting had one homeowner in attendance, no concerns were expressed. Director Bob Freund shared that Commissioner Parness had confirmed that sidewalks will be installed along NW 18<sup>th</sup> Avenue. This should increase the safety of students who wait for their bus at the clubhouse. The City offered to have a document shredding truck in the clubhouse parking lot. **The date was confirmed for Saturday, February 20<sup>th</sup> from 8am-12 Noon.** Deerfield residents only, two boxes of material maximum. Details to come...

The Board approved creating an Assistant Secretary position for Marylou Procopio. She will share some Rec Board responsibilities with Secretary Stuart Feigenbaum.

Treasurer Fanny Lee and President Brooke Meltzer discussed the need for better service from Comcast. All Board members mentioned the poor internet speed, especially when streaming movies for Family Nights and attempting “Zoom” meetings. They plan to discuss the problem with Comcast.

Director Greg Murray spoke about his plans for making Bingo more progressive this year by adding music, sound effects and fun. He plans to try to pull more residents to clubhouse events when restrictions are lifted. The Board may try to have an outdoor movie night in the spring. They may also add food trucks to the event! The Board also discussed mailing out a quarterly “calendar of events”. Greg is also building a website for the Rec Facility. His plan is to have the Rec Board, Crystal Lake Phase I and II websites all connected at some point. (For easy resident access.) The new Rec Board website will have a link to online application forms for key fobs and overnight parking passes.

President Brooke Meltzer proposed adding another part-time staff member to the Rec Center to help keep the facility open more hours for resident use. All agreed that it was necessary. She also suggested that more security cameras were needed around the clubhouse and in the ballroom. The Board also discussed future pool area repairs, parking lot repaving and other maintenance issues.

The Board is still shopping for new lobby furniture. They may reconsider reupholstering the current furniture due to cost of new furniture.

**The next meeting will be held on Thursday, January 7th at 7:00pm.**



# TONY DOES IT AGAIN!

**1260 NW 49th Ct.**

**Listed at \$279,900. Sold for full price!**

## And Again!

**1231 NW 49th St.**

**Listed at \$259,900. Sold for \$255,000! House needed updating.**



**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 for over 20 years!

**954-946-2477**

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

**Arbitration Committee**  
**Volunteers Needed**  
**954-488-1772**

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

**Villager Editor:**  
Kim Frazer  
[kimclgv2@gmail.com](mailto:kimclgv2@gmail.com)

**Recreation Board Information:**  
[presidentclrec@gmail.com](mailto:presidentclrec@gmail.com)  
**Rec Board Number 954-588-1938**  
**Key Fob Appointments 954-588-1938**

**Violations Committee:**  
[clgv2hoa@yahoo.com](mailto: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](mailto:clgv2hoa@gmail.com)

**Westway Towing**  
**954-731-1115**

**District 3 Commissioner**  
Bernie Parness  
**954-480-4263**

Join **Nextdoor.com** to stay informed  
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](http://www.nextdoor.com/join)  
**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](mailto: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:

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**\*\*\*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: \_\_\_\_\_

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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.



## **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.**