

# *Crystal Lake Villager*

**Newsletter of Crystal Lake Golf Villas, Phase 2**

**January 2022**

**ATTENTION HOMEOWNERS  
OF PHASE 2  
OUR ANNUAL MEETING  
IS TUESDAY, FEBRUARY 1ST AT 7:00 PM  
PLEASE COME  
AND MEET YOUR BOARD MEMBERS  
AND NEIGHBORS.  
JOIN US AND SEE WHAT IS GOING ON  
IN OUR COMMUNITY.  
DRAWING FOR GIFT CARDS  
FOR HOMEOWNERS IN ATTENDANCE.**



**Phase II Monthly Meeting • Tuesday, January 4<sup>th</sup>, 2022**

Meetings begin at 7:00pm, to prevent having to **repeat** information, the doors will be closed when the meeting begins. Please be considerate and arrive on time and reserve your questions until the meeting is open to homeowner questions and comments. There were three residents in attendance at the December meeting.

Mike from BDM Property Management addressed some of the old business. BDM will start fining residents without parking decals. Anyone not registered and receiving a fine notice will have 30 days to come before the Board and correct residency issues.

There have been complaints involving a home with bright solar security lights shining in their neighbors' windows. The homeowner will be asked to resolve the issue. The Board reminds everyone to please be respectful of your neighbors. Another lighting issue was brought up by a resident regarding overgrown landscaping. Please make sure that any landscaping does not obscure the city lighting or your front lamp post.

Secretary Kathy Barker informed the residents that three new homeowner interviews were done in January. After her retirement, Director Kim Frazer and Administrative Assistant Pam Bojec will help conduct the interviews. Kathy is helping to train everyone involved in taking care of her many responsibilities as the HOA Secretary. She also asked Mike from BDM to help distribute the Annual Meeting letter and voting information.

Treasurer Chris Jones will have some delinquent collection files moved to our new attorney's office. He has asked for status reports from the previous legal firm.

Residents' concerns included one homeowner suggesting that some of our residents may need "Life Alert" alarms. He informed the Board that two of our neighbors recently had medical emergencies and didn't receive prompt assistance. Unfortunately, the HOA can't provide "Life Alert" type services. President Bob Freund suggested that we all be "neighborly" and frequently check on residents who live alone, especially if we haven't seen them in a few days. If you haven't seen their car leave the driveway, you might want to check on them. ***The best we can do is watch out for each other.***



## REMINDER:



Please keep your lamp posts lit at night. The light enhances the security of our neighborhood. Keep your car doors locked and keep valuables out of sight.



*Stay safe and please look out for your neighbors!*



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Deerfield Beach, FL 33442



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## Recreation Board Announcements

Due to the uprise of COVID-19, again, we are cancelling all events at The Crystal Lake Golf Villas Recreation Facility.

Food Truck Friday and Bingo Saturday are on hold until further notice.

When the COVID Number go down, we will once again get back to doing special events here.

The facility will be open to you, our residents,

but we will not plan events that could possibly put you in danger of being too close to someone.

Please practice and respect social distances and wash your hands, regularly, while using this facility.

*Thank you.*

.....  
**The spa heater  
has been replaced  
and is now working!**

# WANTED

## NEW BOARD MEMBERS

This isn't a coming from an angry mob of homeowners,  
*(but we have seen the posts on Nextdoor).*

It doesn't take any real effort to  
"get rid" of the current board members,  
it just takes some **help** from the community.  
The **crime** committed by the current board members  
was saying, *"Sure, I'll help out"*.

ALL of your board members were asked to join the Board  
because they attended the monthly meetings and were crazy enough  
to show an interest in the happenings of the neighborhood.

Not one of them has "run for office".

No one has ever needed to vote for them, because no one else  
has offered to **VOLUNTEER** their time to sit on the Board.

This dedicated *and tired* group of **six** homeowners  
is trying to "keep the wheels on the bus"  
of our community of **325** homes.

Our incredible President and Secretary are retiring  
from their positions after **15 years**  
of mostly "thankless" community service.

They have been **extremely** dedicated and beyond kind.

Our community needs a committed, diverse, rational, and good-intentioned group of people to help keep our neighborhood looking good and operating well.

We are all busy.

Most of us run our households **AND** work full-time jobs.

Some of us have young families,  
in addition to the other responsibilities.

Two of our current board members serve  
on both the CLGV2 Board and the CLGV Rec Board.

One of our board members dedicates even more  
of his time now that he is retired.

All of the other board members assist in setting up,  
working and cleaning up the community recreation events.

We invite you to the proverbial table  
and ask for your help running our homeowner's association.  
Apathy is destroying our community.

***Your opinion does matter,  
your involvement makes a difference.***

**Our thanks to the small group of homeowners  
who routinely attend our monthly meetings  
and provide constructive feedback.**

**For more information on joining the Board of Directors:  
954-488-1772 • [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com)**



# TONY DOES IT AGAIN!



*Thinking of Selling? Why would you call anyone else?*



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Facebook at 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

**Administrative Assistant**

Pam Bojec

**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)

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

**Recreation Board Information:**

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

**Rec Board Number 954-588-1938**

**Key Fob Appointments 954-588-1938**

**\*Temporary extra parking**

**(clubhouse lot) form on website**

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

**Outback Landscaping**

Mike 561-239-4530

**TK Pest Service**

Lawn Fertilizer & Pesticide Treatment

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

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

**BDM Property Management**

**Violation Reporting**

**Parking Decals**

Michael Curtis

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

**District 3 Commissioner**

Bernie Parness

**954-480-4263**

Join [Nextdoor.com](http://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: HSQJBJ**

# 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: \_\_\_\_\_

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

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