

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

July 2022

Phase II Monthly Meeting • Tuesday, July 5th, 2022

No BSO report, down about eleven officers per shift as per Mike of BDM Property Management. Secretary Kim Frazer reported that home sales have slowed down a bit. There were five homeowner interviews in the past month. She stated that she is responding to homeowner emails and modification requests as quickly as possible.

Director Greg Murray reported that Food Truck Friday has begun again, and they had three trucks scheduled for the event. The events will be moved to the SECOND Friday of the month due to competition for the vendors.

Treasurer Chris Jones reported that most of the new parking rule signs have been posted throughout the neighborhood. Some of the posts need to be reinstalled and the rest of the signs will be finished. The lamp post issue will be the next project addressed in the neighborhood.

The lawsuit claim that included Phase II will go to arbitration August 8th. Greg will attend the arbitration meeting. As was stated at the last meeting: ten homeowners in the PHASE I area are suing Phase I and the master Rec Board. They want to be able to own their grass and not have to pull permits for changes. Those ten homeowners DO NOT belong to either community and have not paid any HOA dues to either association. Phase II has been included in the lawsuit. The Judge has attached us to the lawsuit because Crystal Lake Golf Villas consists of 448 homes, these ten homes are attached to the **city plot** of the 448 homes. Our attorney wants to prevent problems that might affect Phase II. **Update: That meeting has been rescheduled for September.**

The Board is still negotiating a new painting contract. The contract being considered will cover painting forty homes per year over eight years. More repairs and prep time will be included. The homes will never be out of the Benjamin Moore paint warranty. They are expecting two more quotes.

Mike from BDM Property Management reported that Final Notice has been towing many cars in the area. He did state that he eases up a little on holidays. The arbitration meeting was not held because 95% of the homes with lawn issues were working on repairs and sod. The basketball hoop violations will be addressed in a meeting next month, (August 20th) along with any new violations. Notices are being placed on the doors of homes with hoops.

There have been many issues with excess “signage” and large statues throughout the neighborhood. Mike will be addressing these issues.

The Board still needs to meet with city engineers to see what we can do to slow traffic in the neighborhood. The Board may suggest closing some of the streets to “through” traffic, to allow residents only. Speed bumps are also needed. The county has money being held in an escrow account for the traffic light on Green Road. Commissioner Parness and other city officials have told us that at meetings in the past. The Board is extremely concerned about how the SW 10th Street Connector project will affect our area.

Two homeowners had issues with their HOA fee coupon books, Pam Bojec, our Administrative Assistant, will get them in touch with our bookkeeper and get new books issued.

Another resident was really concerned about bulk pick up going out TOO EARLY. Bulk pick-up can only be put out after 4:30pm on Tuesday night for WEDNESDAY pick-up. The Board does allow for landscape trimming to be put out earlier due to weekend yard work. Violators will be given an immediate fine by the HOA and possibly daily by the City of Deerfield Beach. Another option for violators would be to have garbage hauled away and charge the

homeowner. President Wayne Kennedy also suggested a one-time fine waive, if it happens again the new fine will be charged along with the previous “waived” fine.

One guest asked if we could put out furniture and gently used goods on the weekend in hopes that someone would take the items. Mike said, “NO” and suggested that residents should call a charity to pick up a donation. Also, “pickers” know that bulk trash pick up is Wednesday and already survey the neighborhood Tuesday nights and Wednesday mornings.

Another complaint came in against homeowners not picking up after their dogs. Mike is investigating the ownership of the property and possible illegal business transactions.

Many homes are having problem with brown lawns. TK Pest Control company does not spray fertilizer in the summer and the problem is that the lawns are just too dry. The Board suggested watering their lawns more often due to the extreme heat and lack of rainfall. **The city and the HOA require homeowners to water their lawn two times a week.** You may need to add an additional watering day until rainy season. Mike also suggested to not water your grass when the city is flushing the system. You will smell chlorine in the water during those periods. Please try to keep the neighborhood looking green.

Some homeowners needed key fobs for the clubhouse. The Rec Board issues key fobs and there is an application on the Rec Board website: www.clgvrec.com . The application is under the **CONTACT US** portion of their site. Someone from the Rec Board will arrange a meeting to assign the key fob. ***The Phase II Board has nothing to do with key fob assignments.***

Mike stated that he is really working on the exterior of the community and working his way in deeper. He will address major reported issues all of the time. Kim asked about the fence on Military Trail and NW 48th Place. At one time the home was given special permission to block the property from kids cutting through the yard from the condominium behind the house. The Board

will suggest a “green fence”, meaning a hedge, which will improve the look of the property.

Please remember to call BSO (911) in the event of a dangerous or criminal incident. Do not wait for a response from the Board or BDM Property Management. Report issues to the authorities to help document the situation.

The next monthly HOA meeting will be held on Tuesday, August 2nd at 7pm.

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**Please report any clubhouse issues
to the **RECREATION BOARD**
presidentclrec@gmail.com OR 954-588-1938.**

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We Have Two Incredible Websites!



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



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

JULY'S FOOD TRUCK FRIDAY WAS GREAT!!!



THANK YOU!!!

- RIGHT OFF THE BONE BBQ
- FIN'S KITCHEN HAITIAN FOOD WITH A TWIST!
- AUNT ANNE'S PRETZEL AND DJ GREG!



**VISIT WWW.CLGVREC.COM FOR EVENT INFO.
FOR MENUS & INFORMATION**

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

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Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Crystal Lake Golf Villas, Phase II Info

Website: www.clgvph2.com

Information, Forms, Past Newsletters

Volunteers Needed

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

BDM Property Management
Violation Reporting/Parking Decals

Michael Curtis

Mike@bdmpropertymanagement.com

Final Notice Towing • 954-393-0234

Recreation Board Information:

954-588-1938 • clgvrec@gmail.com

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

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

Broward County Information

www.broward.org

Broward Water & Wastewater

954-831-3250

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