

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

July 2021

Phase II Monthly Meeting • Tuesday, July 6th, 2021

The Phase II Monthly Meeting was held on Tuesday, July 6th. Over two dozen homeowners were in attendance to learn more about the new management company and the parking pass system. President Bob Freund introduced Mike Curtis of BDM Property Management to the residents. Mike explained the new parking pass system in detail, assuring residents that the system would be easy to use and help keep the neighborhood safe. The Smart Decal will not be transferrable and will be assigned to the registered vehicle. The QR code will match the license plate of the resident's car. If a guest pass is needed for a vehicle staying overnight or for an extended period, the homeowner needs to register the car on clgv2.parkingattendant.com. You will be texted or emailed confirmation that you registered your guest. The website will allow you to register guest's vehicles and check for parking violations. For those concerned about their privacy, the guest pass system records the license plate of the car in your driveway. No other personal information is taken.

Mike and Bob both explained to residents that the new system will help keep the neighborhood free of illegal rental properties, home businesses and "Airbnbs". Bob also informed homeowners that the neighborhood has had a "drug bust" in the area and that this system will help us better monitor who is living in the community. The Board gets calls all the time about homes with too many occupants and possible illegal business transactions. The Board has chosen to put the decal system in effect to combat ongoing and potential problems in the community.

Many homeowners had concerns when they had the opportunity to ask the Board questions about the new policy and hiring of a management company. One homeowner wanted to know if BDM received a towing fee along with an annual service fee. Mike stated that his company does not receive towing fees. They use "Final Notice Towing" to remove vehicles in violation. Many residents wanted to know how a vehicle could be towed from a "private" driveway. The Board reminded everyone that although homeowners must maintain their own driveways, they are regulated by the "Rules and Regulations" of the HOA. Vehicles in violation (such as commercial vehicles with advertising signage) can be towed from a driveway.

Another homeowner was concerned about situations when it is not possible to register a guest due to an emergency. The Board understands that family illnesses and other unforeseen events happen. There will be situations beyond the control of a homeowner and the Board will help with those incidents.

The Board clarified that each home would be allowed a parking pass for each resident living in the home if there is appropriate parking space in the driveway. Special allowances will be made for healthcare assistants/family for residents. The Board also realizes that some seasonal residents would like a neighbor to park a car in their driveway so that appears that the home is occupied. Please let the Board or BDM know if a neighbor's car will be parked in your driveway.

Another homeowner complained that the towing signs are very faded and need to be replaced. Mike assured the Board that the signs will all be replaced and in good condition. Another homeowner felt that his vehicle was towed without reason. Mike stated that a photo of the parking violation is taken for documentation before the vehicle is towed.

Bob reminded residents that this is an entirely new system for Crystal Lake Golf Villas, Phase II and it may be a little rough for a while. Please give it a chance to help keep our community safe.

Mike also explained how his company would deal with HOA "Rules and Regulations" violations. He explained that violation would dictate how long you would have to resolve the issue. It might be 7 days to remove an item or structure from the common area. Replacing a lawn would take a much longer time to remedy the violation. Violations will be brought to a homeowner's attention by registered letter. A second letter will start to accrue fines. Please communicate with the Board and BDM. We want to resolve problems, not punish people. Fines and fees can get expensive very quickly, no one wants any problems to go to the attorney's office.

President Bob Freund and the Board also explained the reason that they hired BDM Management Company. Due to the lack of volunteers, the Board could no longer do everything needed in the community. The Board's attorney has informed them that they needed to hire someone to handle violations and not to approach residents in person. There are 325 homes in the community and six volunteers doing the work. Most of the Board members have full-time jobs. A small fee is paid to our secretary for the work that she does on estoppels and new homeowner applications. Another resident is being paid

to assist with data entry. BDM will be handling HOA violations and parking enforcement. They will not have access to the Association's finances. The Board will also retain the bookkeeping services of Alchemy Financial Solutions.

Treasurer Chris Jones stated that the city cited CLGV2 with a violation stating that we need to trim bushes along Green Road near NW 18th Avenue. He will ask the lawncare company for an estimate for to do the maintenance work.

Director Greg Murray has been busy adding information to our websites.

Please check out www.clgvph2.com and www.clgvrec.com
for community information and events.

He has also created a tutorial to help residents with our new parking registration system. There is also information on registering guests.

The tutorial link is

<https://www.youtube.com/watch?v=EBx7ji04xBw&t=6s>

**The next Phase II Monthly Meeting will be on
Tuesday, August 3rd at 7 pm.**

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**The next Rec Board Meeting will be on
Thursday, August 5th at 7 pm.**

Meetings are held in the Clubhouse Ballroom.



**REMINDER: 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 - you may need them!**

Crystal Lake Golf Villas Rec Board's Food Truck Friday Night

Good Food • Good Music • Good Neighbors!



“Right Off the Bone” and “Giovanni’s Gourmet Italian Ice”
served up delicious barbecue and yummy treats!

Join us for the next food night on Friday, September 3rd at 5:30pm!





Time for a change of scenery?
We should talk...

If you are in the real-estate market...I can help!
Whether you are buying or selling...



Talk to Tony

Crystal Lakes #1 Real Estate Agent
with over 130 homes SOLD in CLGV!

954-946-2477

AllStar Realty Inc.

email: tonykline@comcast.net

web page: Tonyklinerealtor.com

Facebook: Tony Kline-Real Estate

JULY BINGO!



BINGO
is BACK!
Now with
GREAT MUSIC,
excellent prizes,
and lots of fun!
Join us next time!



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
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presidentclrec@gmail.com
Rec Board Number 954-588-1938
Key Fob Appointments 954-588-1938
Website: www.clgvrec.com

Violation Reporting:
clgv2hoa@gmail.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

Final Notice Towing
954-393-0234

BDM Property Management
Michael Curtis
Mike@bdmpropertymanagement.com

District 3 Commissioner
Bernie Parness
954-480-4263

**Join [Nextdoor.com](https://www.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

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:

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: *(Roof modifications require a color swatch/sample.)*

*****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 3/2021

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.**