

# Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

June 2021

## Phase II Monthly Meeting • Tuesday, June 1st, 2021

The Phase II Monthly Meeting was held on Tuesday, June 1st. The meeting began with issues from the homeowners. One homeowner was upset with our landscaping company. She questioned why the cutting was so short and haphazard. Treasurer Chris Jones reminded the homeowners that our service charges about \$5 per cut/per home. He noticed how short the lawns were and immediately asked for the blades to be adjusted higher to prevent the lawns from burning during the hot weather. Another homeowner voiced that people might be willing to pay more for better quality lawn service company. Recommendations for another lawncare company are welcomed by the Board and can be forwarded to [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com). Another homeowner reported that many people have been parking on the grass on Green Road. She also stated that cars have been parking in driveways without the homeowners' permission. This complaint was also noted on NW 48<sup>th</sup> Court by another homeowner earlier in the week. Concerns over possible rental homes with too many occupants were also mentioned. Any violation concerns can now be sent to Mike Curtis at BDM Property Management, LLC, our new property management company via email [Mike@bdmpropertymanagement.com](mailto:Mike@bdmpropertymanagement.com).

The Board introduced Mike Curtis from our new property management company. He told residents that his main goal is to help clean up our neighborhood. He has noticed many issues already, just driving through the area. He stressed, *"I'm not here to punish you, I'm here to work with you"*. His process for home violations will be a first warning by letter, second violation warning by letter and third time the violator will be called before the Board. He will be documenting the whole procedure. Towing violations will be done without warning. Some homeowners were concerned about the price for hiring a management company. President Bob Freund stated that we can no longer operate as an only "volunteer run" association. The Board felt that an increase of \$35/quarter was well worth the benefit of returning order to the community. That amount is less than \$12 a month to help improve the quality of the neighborhood and keep up with the other contractor and service annual increases. The increase will take effect on July 1<sup>st</sup>. The new coupon books will be mailed out before the end of the month. Electronic payment is encouraged due to our erratic mail service.

Vice President Wayne Kennedy stated that the new contract with Comcast will provide the digital starter service channel package with high-definition service. Two digital receivers and 2 digital adapters (all high-definition) are included in the package for each home. You can pick up the updated equipment at a local Xfinity store. There are two Xfinity stores nearby. One is in the Promenade Plaza at Lyons Road and Green Road and the other is in the Shopper's Haven Shopping Center at Sample Road and Federal Highway. A letter with instructions on how to get the new equipment was mailed out to homeowners by both the Board and Comcast. **The letter is repeated later in this newsletter.**

Secretary Kathy Barker stated that home sales have slowed down a bit. Prices continue to be in the \$300,000. range. Nineteen homes have sold since January!

Treasurer Chris Jones reviewed the proposed budget and included the increase for hiring our new management company. He informed the homeowners that our new attorneys have been great at collecting fines and late fees. He also mentioned that the Board hired a broker to help negotiate the new contract with Comcast, which helped determine the best package for the community. The "sign on" bonus with Comcast will help defer fee increases in the future. The Budget was approved by the Board. A copy will be sent by mail to homeowners.

**REMINDER:** **If you have a "lollipop" lamp that is not currently working, please send your address to [clgv2hoa@gmail.com](mailto:clgv2hoa@gmail.com) and we will have an electrician come out to look at the lamp.** Most homeowners do not know the source of the electricity. Homeowners should replace the lightbulbs and globes on their own.

All residents need to review the "**Rules and Regulations**" of the community. A copy has been posted on the website: [www.clgvph2.com](http://www.clgvph2.com). The new management company will **aggressively** enforce the CLGV2 rules. We have a beautiful neighborhood with increasing home values and the rules have been relaxed for too long. **"Final Notice" is our new towing company.** Commercial vehicles and unregistered cars cannot be kept in driveways and are subject to being towed. Also, cars cannot be parked on lawns at ANYTIME. Do not park in the street overnight between 1am and 6 am, if you need an overnight guest parking pass, contact the Rec Board. An application is on their website [www.clgvrec.com](http://www.clgvrec.com). The parking pass application link is: [Crystal Lake Recreation Facility Parking Pass Request \(google.com\)](#)

**The next Phase II meeting will be held on Tuesday, July 6<sup>th</sup> at 7:00pm.**

## Rec Board Monthly Meeting • Thursday, June 3<sup>rd</sup>, 2021

The parking issue was a main topic at this month's meeting. Currently overnight parking passes can be obtained from the Rec Board website. President Brooke Meltzer suggested that issuing residents guest parking passes or lanyards could add some convenience to the process. Installing more security cameras on the grounds may also help prevent other cars/trucks from using the lot. Director Bob Freund mentioned that Phase II was working on a pass/decal system for residents and that it could possibly work with a new system. The Board has had to ask some local businesses to stop using the clubhouse lot for their vehicles. The parking lot will be repaved in early August. The Board and residents were concerned about the "wear and tear" on the property.

Director Greg Murray suggested that the Board should install motion lighting throughout the clubhouse to save electricity. There have been times when the lights have been left on when the clubhouse was not in use. The system would work like the motion detectors in the restrooms. He also suggested that they should have an intercom system to make informational and closing announcements throughout the building.

Brooke also suggested adding key fob readers to the ballroom and kitchen doors to allow Board Members access to the rooms while preparing for events. They could possibly allow residents renting the ballroom access for the same reason.

The Event Committee was excited to announce a **FRIDAY NIGHT FOOD TRUCK EVENT** on Friday, June 25<sup>th</sup> beginning at 6pm. There will be food trucks: Giovanni's Gourmet Italian Ice, Right Off the Bone BBQ, and MCK – Mobile Culinary Kitchens. There will be music, great food, and excellent company. **BINGO** will return on Saturday, July 10<sup>th</sup> at 7pm. The event will literally be "amped up" with added music, yummy food, and awesome prizes! Director Bob Hackmeyer will return as caller and DJ Greg will be supplying the tunes! Watch for more details as the event approaches. The events committee is striving to bring fun back to Crystal Lake Golf Villas, please come out and meet your neighbors! **Family Movie Night** will be returning soon.

The Board will be installing a television in the Billiards Room. They feel it will be a nice addition to the room.

**There will NOT be a Rec Board Meeting in July.**

**The next Rec Board Meeting will be held on Thursday, August 5<sup>th</sup> at 7:00pm.**

**Crystal Lake Golf  
Villas  
Association II,  
Inc.**

**Important Information – Please Read**

**Please Call Comcast or Visit the Local Xfinity Store Location to Order Your UPGRADED Bulk Services Included with your Maintenance.**

**You MUST have your Comcast Account Number from Your Comcast Billing Statement in Front of You When You Call!**

May 18, 2021

Crystal Lake Golf Villas Association II, Inc. is pleased to announce that we have entered into a new Bulk arrangement with Comcast which now includes upgraded High-Definition Xfinity Digital Starter Channel Lineup.

**Old Agreement Bulk Services**

- Digital Starter Service Channel Lineup
- (2) Digital Receiver (2) Digital Adaptors – Standard Definition

**NEW Upgraded Bulk Services – Available on 06/01/2021 and After**

**Please note that if you call or visit the Xfinity store before 06/01/2021, the upgraded Bulk services will not be in Comcast's systems, and the Comcast representative will not be able to assist you.**

- **Digital Starter Service Channel Lineup**
- **(2) Digital Receiver (2) Digital Adaptors – ALL High-Definition**

If you already have High-Definition Service and one or more of the Upgraded Bulk Digital Receivers and Digital Adaptors, Comcast will automatically update your individual monthly Comcast bill to stop billing you for the now included High-Definition service from the Bulk Account master billing implementation date of 06/01/2021 forward. An applicable "prorate" credit should appear on your next Comcast bill for any applicable High-Definition charges for which you may have paid in advance. You will also continue to be able to purchase additional services from Comcast (which are not included in the bulk (like Internet, premium channels, video-on-demand or rent additional cable boxes) for which you will be billed directly each month by Comcast.

**Upgrade Installation is Simple:**

**At no charge you may choose to pick up an easy-to-use self-installation kit at the Xfinity store, or schedule a professional installation appointment. Professional installation fees will apply.**

**STOP BY THE XFINITY STORE**

**4407 Lyons Road, Suite 101A Coconut Creek, FL 33073**

**Mon-Fri 9:00AM – 8:00PM | Sat 9:00AM - 7:00PM | Sun 12:00PM - 6:00PM**

If you would rather speak with a representative in person, visit your closest Xfinity Store above, on or after 6/1/2021. You may exchange/pick up your HD settop boxes at that time at no charge.

**CALL COMCAST**

To order, change, or upgrade your services, call 1-800-xfinity (1-800-934-6489) on or after 6/1/2021 to speak with an Xfinity representative and schedule your installation.

To set up or verify your account, you'll need your account number, address and phone number, Driver's License number, and Social Security number.

**STARTING 06/01/2021 – NOT BEFORE**

**Please note that if you call or go to Comcast before 06/01/2021, the upgraded services will not be in Comcast's systems, and the Comcast representative will not be able to assist you.**

**Crystal Lake Golf Villas Association II, Inc. | 4791 NW 18th Ave, Deerfield Beach, FL 33064**

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



**Friday, June 25th at 6pm**

**In the parking lot of  
The Crystal Lake Golf Villas Recreation Facility**

**Three Different Food Trucks!**

- Giovanni's Gourmet Italian Ice
- Right Off the Bone BBQ
- MCK - Mobile Culinary Kitchens

**DJ Greg will be playing the Hits of All-Time!**

***Please invite all your family, friends, and neighbors  
to join us for an evening of fun together in the open air!***

**For more details check out this link  
from the Rec Board's website! <https://youtu.be/Xqw6BSyMNM0>**

**For more exciting events and information  
visit the Rec Board's website <https://clgvrec.com>.**

May we remain a united country  
without division, united under one God  
with freedom and justice for all.



**Wishing you a happy and safe Fourth of July! When it comes to real estate, I'm not just a real estate professional, I'm your neighbor. If you're looking to buy, sell or just want some friendly advice about real estate, I'd be honored to work with you. Call me.**

**Tony Kline**  
**Crystal Lakes #1 Real Estate Agent**  
**AllStar Realty**  
**954-946-2477**  
**tonykline@comcast.net**

**Please visit my Website at: [TonyKlineRealtor.com](http://TonyKlineRealtor.com)  
or on 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

### 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: [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

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

### Violation Reporting:

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

### Final Notice Towing

**954-393-0234**

### BDM Property Management

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**

## **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:

[clqv2hoa@gmail.com](mailto:clqv2hoa@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.)*

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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.

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.**