

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

Late June 2022

Phase II Monthly Meeting • Tuesday, June 7th, 2022

Mike Curtis from BDM Property Management brought up the traffic issues on Green Road. He stated that all residents need to report speeding and traffic issues to the Broward Sheriff's Department. Report issues often on www.sheriff.org under the **"Ask the Sheriff"** portion of the "contact us" section. We have not had much help from our Commissioner despite election campaign "promises". We need to press the county for traffic control, stop lights and flooding prevention on Green Road. Broward County maintains that road, not the City of Deerfield Beach.

Mike also reported that an arbitration meeting was held on June 2nd. Most issues have been resolved, but two remaining fining issues need to be confirmed by the Board. Please be reminded that ALL homeowners agreed to the "Rules and Regulations" of the HOA when being interviewed BEFORE purchasing their homes. If you need to resolve or dispute a violation, please contact Mike to arrange a meeting with the Arbitration Committee.

Mike also mentioned that if you have any special parking requests to let him know in detail what you need help with. For example: if you need to park a U-Haul truck in your driveway for a limited time, let him know the number of days needed and when it will be at your home. The more information given, the easier it is to get approval. Also, people need to be responsible and clean up after their dogs. This stands for walking your dog in the neighboring yards and cleaning up your own yard from waste.

Kim Frazer gave the Secretary report and stated that there have been a handful of new homeowner interviews this month. Many modification forms have been received, approved and returned to homeowners. Home values remain high in the neighborhood. She also mentioned that emails and phone calls are returned as quickly as possible. Some responses need clarification and approval from the other board members or the management company. Again, we are a **VOLUNTEER** HOA Board.

Treasurer Chris Jones stated that we (CLGV2) received another tree violation from the city. Wayne, Kim, and Mike met with city officials and the violation was dismissed. The actual violation concerned the Rec Center property and should have been delivered to the Rec Board address. Chris also reported that homes were selling well and that there were thirty-seven background checks for new homeowners last year. He also reported that the parking rules signs and “no solicitation” signs have arrived and will be installed on the towing sign posts throughout the neighborhood. Solicitation and/or canvassing is prohibited in our community and once the signs are posted, you can call BSO if bothered. There have been many complaints of people soliciting and asking for money from homeowners. One “scheme” has a man asking for money to help with medical expenses for his daughter. You can also post a “NO SOLICITATION” sign on your home. Any legitimate solicitor should be wearing a permit that can be seen from five feet away.

Mike has received one painting bid and expects another by the end of the week. He will present three bids to the Board. One bid is almost 50% more than the previous contract. President Wayne Kennedy stated that the bid may be higher because the new painting company will be repairing some problems caused by the previous company. The Board would like the new contract to include better prep work and cleaning before paint application.

Chris reported that the lawsuit claim to our insurance company has been handed over to our attorneys. 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 the 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. An update will be given at the next meeting.

The Board is planning a consultation meeting with the county about traffic control and speedbumps. They are especially concerned about the impact of the upcoming Sawgrass Extension Project. There will be more traffic in our neighborhood when that project begins.

Chris presented the new budget and stated that finances are good, but there are big increases in operating costs. The Board recommended increasing fees by 5%. The increase is below inflation costs, but all the community's expenses are going up. Comcast has increased by 5%, painting expenses are going up, and bookkeeping fees are increasing. All contractor fees have increased. Homeowners were sent out the proposed budget along with a letter about the Budget Meeting. The fees are only going up \$20/quarter. (Less than \$7 a month.) The Board proposed budget is raising from \$520,000. to \$546,000. Chris made a motion to approve the new budget, Wayne seconded the motion; all approved the increase.

The floor was opened to homeowner concerns and comments. One homeowner wanted to know why we only had four board members when our By-Laws state that no less than five board members must manage the affairs of the community. President Wayne Kennedy explained that he has consulted with our attorneys about the matter and the lack of community involvement. The Board explained AGAIN that we are all volunteers and that no one has stepped up to serve on the Board. Mike explained that there are five seats open, and it only takes three members to conduct a meeting. If there are no volunteers, the state can take over the Association. We have desperately asked for help

from the community to no avail. **Fees will increase if the State takes over the HOA Board due to the lack of volunteers.**

One homeowner asked if we could reduce our cable television cost. Wayne explained that the current Comcast Agreement is an eight-year contract. Their fees will always go up, (4.5%) the Board made the best deal for the entire community. Community meetings were held to see what the homeowners wanted. If homeowners do not want the contract when it expires, we will not sign another contract for cable television. He also stated that we are getting HD service and better equipment. The community contract also keeps the expense lower than individual home service costs. Comcast is also paying a “signing bonus” to the community which helps offset the price and helps defer community expenses.

One homeowner brought the downed parking signs to Mike’s attention. Another homeowner has an issue with his neighbor speaking loudly outside his home and disturbing the peace. The Board suggested calling BSO. **Document the situation!**

One resident wanted to know when the new HOA fee coupon books are being sent out. Chris responded that they are being mailed out before the end of the month. He also was concerned about the contract with the lawn pest service. Chris said that he could hire a company to help with other pest issues. He was concerned about the appearance of his lawn and being fined.

One resident wanted to add a broken lamp post to the list of repairs. The Board will address that project next after the signage. She was also concerned about cars parked in the street not allowing vehicles to pass through safely. We could restrict parking close to intersections or entrances. One homeowner complained about very loud music and bright lights over at the warehouse areas. The Board again stated to call BSO and report the issue as it is happening. Another resident informed the Board that a nearby home

recently sold that previously had renters and encouraged them to prevent the home from being rented again.

One neighbor asked about planting in the common area. The Board stated that they need modification approval and the ability for lawn care company to navigate through the area. Another resident wanted to know if the pest control is only for the exterior of the home. Yes, you can hire TK Pest for additional services for an additional fee.

Director Greg Murray told the community of a “scam” where people on bikes approaching the homeowner requesting money by handing the homeowner a phone requesting money for help or services.

Another homeowner complained about security cameras invading their privacy by directing the cameras into the patio. Living in a “community” gives up some privacy rights. Expectation of privacy is upheld. Someone can film “common areas”. You cannot direct cameras into someone’s home. The Board suggested adding a privacy screen. There also have been reports of drones being seen in the area. FPL has been using drones in the area to view powerlines. Modification forms were reviewed and approved at the end of the meeting.

The next monthly HOA meeting will be held on Tuesday, July 5th at 7pm.



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

FOOD TRUCK FRIDAY

**FRIDAY
JULY 8TH AT 5:30PM**

Rain or Shine

**IN THE CLUBHOUSE
PARKING
LOT**

FEATURING:

- **RIGHT OFF THE BONE BBQ**
- **FIN'S KITCHEN HAITIAN FOOD
WITH A TWIST!**
- **AUNT ANNE'S PRETZELS**

**DJ Greg will be
playing your
favorite tunes!**

**ALL ARE
INVITED!**



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

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.



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!

**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

Crystal Lake Golf Villas, Phase II
4791 NW 18th Avenue
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

Comcast Cable Services

Community Comcast
Digital Starter Package
1-800-XFINITY • 1-800-934-6489

Join “Nextdoor” Community

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

or bring to the monthly HOA meeting for quicker approval.

You may also place request in the **PHASE II** MAILSLOT 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.)**

*****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: _____

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 18th Avenue, Deerfield Beach, FL 33064 • 954-488-1772

clqv2hoa@gmail.com • www.clqvp2.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.**