

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

March 2022

## **Phase II Monthly Meeting • Tuesday, March 1st, 2022**

Nine homeowners were in attendance. The meeting began with some old business. Mike Curtis from BDM Property Management told the residents that BSO has begun to patrol Green Road. They have had motorcycle police officers cracking down on the commercial vehicles and speeding in the area.

He stated that he has been getting a better response to violation notices and that people have been fixing the issues with their homes. A few residents are still pushing back. He is giving people two weeks to resolve the issue or come to a violation meeting to talk to the Board. No response or resolution will result in fines and attorney fees. He is still working on removing renters from the community. Problems include deteriorating driveways and exterior changes done without approval. Mike also said that some of the homes and driveways could use a power washing. The Board may investigate hiring a company to provide the services at a bulk rate to help the residents clean up their homes.

It has been reported that some of the new towing signposts are already falling over and need to be supported better. Mike said that he would fix the problem with the signs on NW 15<sup>th</sup> Avenue and NW 16<sup>th</sup> Avenue.

The Board addressed new business. All agreed on the need for speed bumps to be installed throughout the neighborhood. There have been multiple reports of cars speeding on our streets and disregarding stop signs. Director Greg Murray has already gotten one estimate on asphalt speedbump installation. The Board is also considering the rubber "installation" type of speedbump. The possibility of closing off some of the

entrances to the community to reduce traffic was also mentioned. All the ideas need to be discussed further and the City would need to be involved with any large traffic pattern plans. The Board anticipates even more problems in the future when the 10<sup>th</sup> Street/Sawgrass Extension Project begins.

Kim Frazer gave a brief Secretary's report. She stated that the Board had conducted four new homeowner interviews and that home prices remain high. Administrative Assistant Pam Bojec has continued to update our interview package and is preparing all of the estoppels. She has been very busy keeping up with realtor and new homeowner information requests. Mike stated that our Sunbiz information needs to be updated with the new officer information.

Chris Jones provided the Treasurer report. Finances are good. He stated that he wants any of the old accounts moved to the new attorneys before they head to foreclosure. Chris asked Mike if there was any progress in finding new quotes for home painting. He reiterated the need for better pressure washing of the homes in our next painting contract. Chris also mentioned that a new drop box will be installed at the clubhouse. The drop box will be used by Phase II, Phase I and the Rec Board. Mike and Chris will get the list of people behind in their fees and get NOLA (Notice of Late Assessment) letters mailed out.

Issues from the floor. One resident brought up that many realtor home listings have been incorrect. Most realtors are just copying and repeating incorrect information. The biggest problems are misinformation about rental possibilities and maintenance fees. The Board will work on a "Frequently Asked Questions" sheet to help smooth sales transactions. **Keep in mind that we are an "Owner Occupied" community, and there are different HOA fees for the "Non-Buy In" Rec Lease homes in our neighborhood.** Our updated interview forms will list the correct and current HOA dues for the new homeowner. This should help stop some of the confusion created by inaccurate realtor listings.

Another homeowner asked the Board to remind the residents about keeping their light posts lit, it is too dark in the neighborhood. Mike will be giving out violations for unlit lamp posts.

Another homeowner asked the Board if they anticipated an increase in HOA fees this year. President Wayne Kennedy stated to expect an increase of 5% this year, just to keep up with contractor fees and supplies. The Board agreed that the fees will probably need to increase at that rate each year.

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

**The Annual Rec Board Meeting  
and Election  
will be held on  
Monday, March 21<sup>st</sup> at 7pm  
Proxy votes have been mailed.  
If you are interested in placing  
your name on the ballot,  
please contact the Rec Board  
at 954-588-1938 or  
presidentclrec@gmail.com**

# We Have Two Incredible Websites!

[www.clgvph2.com](http://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](http://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!*

**How long can this  
market keep going?**



If you are thinking about selling your home there is no better time than today. Supply is limited and demand is high making this a perfect Sellers market to get the highest price possible for your home. Unfortunately good things don't last forever including a red hot real estate market!

**No one sells more homes for more money in Crystal Lake than I do! Call me today for a no obligation consultation to see how much your home is worth!**



**Tony Kline**

tonykline@comcast.net

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**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](mailto:clgv2office@gmail.com)

**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)

**Crystal Lake Golf Villas, Phase II Info**

**Website:** [www.clgvph2.com](http://www.clgvph2.com)  
Information, Forms, Past Newsletters

**Volunteers Needed**

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

**BDM Property Management  
Violation Reporting/Parking Decals**

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

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

**Recreation Board Information:**

954-588-1938 • [clgvrec@gmail.com](mailto:clgvrec@gmail.com)  
[www.clgvrec.com](http://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](mailto: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](http://www.deerfield-beach.com)

**Broward County Information**

[www.broward.org](http://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](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** 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.)**

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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.**