

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

March 2021

## **Phase II Monthly Meeting • Tuesday, March 2nd, 2021**

The Phase II Monthly Meeting was held on Tuesday, March 2nd. Secretary Kathy Barker opened the meeting with a few concerns. She stated that one of our residents is having issues with the fence behind his home. The fence borders the cemetery property and is in disrepair. A board member will contact Fairway Memorial Gardens. She also mentioned the need to start charging homeowners for lost HOA maintenance fee coupon books. She will contact our bookkeeper about the cost. Pam, one of our homeowners, will start helping the Board with secretarial help and data entry. The goal is to get our community files updated and more organized. Kathy was also able to clean out some files and dispose of old paperwork at the community paper shredding event.

Issues from the floor included a question about what services our landscaping company provides for our community. Treasurer Chris Jones informed the residents that Outback Landscaping is contracted to mow, edge and blow the debris away. TK Pest Control is contracted to apply insecticide and fertilizer to the lawns. Director Greg Murray added that he was advised to “weed and feed” his grass every three months and to water in 15-minute sessions. Too much watering encourages weed growth and does not benefit the actual grass. Residents are responsible for their flower beds and tree/hedge trimming.

Chris also mentioned that we have been having problems with our mail delivery. One of our residents also had problems with her maintenance payment being lost in the mail. He suggested that residents pay their quarterly fees electronically and that the association should pay their bills the same way.

Vice President Wayne Kennedy stated that our new contract with Comcast will begin on June 1<sup>st</sup>. The new contract will include high-definition picture quality, and Epix Movie channel. More information will be sent out after the contract is finalized. The community will be getting new updated equipment, if needed. The Board’s next big project will be finding a **management company** to help with enforcing our homeowner’s rules and regulations.



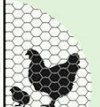

**The next Phase II meeting will be Tuesday, April 6th at 7:00pm.**

# Virtual Coyote Forum


The City of Deerfield Beach has been coordinating with My FWC Florida Fish and Wildlife regarding the coyote sightings throughout Deerfield Beach. On March 11th, FWC had a Virtual Coyote Workshop hosted by the City. The public was invited to join the City of Deerfield Beach and the FWC for an educational workshop focusing on coyotes in Florida. This workshop was an overview of coyote biology, living with coyotes, and pet safety. The session concluded with a Q&A session that addressed many concerns. For more information, please visit [www.myfwc.com/coyote](http://www.myfwc.com/coyote). The entire forum is posted on the **City of Deerfield Beach, Florida - Government Facebook** page and on YouTube <https://youtu.be/OWqPPCT0yyg>

## Coyotes in Florida

**Coyotes live in urban, suburban and rural areas throughout Florida. Follow these tips to avoid conflicts.**

- FEEDING COYOTES is ILLEGAL. THEY WILL LOSE THEIR FEAR of HUMANS.** 
- SECURE GARBAGE CANS. CLEAN UP PET FOOD and FALLEN FRUIT.** 
- SECURE LIVESTOCK in PREDATOR-RESISTANT Enclosures.** 
- KEEP PETS IN ENCLOSED AREAS. WALK DOGS ON A SHORT LEASH.** 

**Coyotes are an important part of the landscape in Florida. They help maintain healthy ecosystems by managing populations of rodents, insects and other small animals. By preventing conflicts, we can better coexist with coyotes and other wildlife.**

**Average Florida COYOTE WEIGHS 28 lbs.** 

**Coyote Tracks**  
Front Track: 2 3/4" long  
Hind track: 2" long  
Tracks will show considerable variations depending upon the condition of the ground (dry, mud, dust, sand, etc.) and movement of the coyote.

**URBAN COYOTE INITIATIVE**

**MyFWC.com**

# DEERFIELD BEACH IGUANA VIRTUAL INFORMATIONAL PRESENTATION WITH FWC



Deerfield Beach, Florida



Thursday, March 25,  
2021, 7:00 PM



The City of Deerfield Beach and the Florida Fish and Wildlife Conservation Commission (FWC) are hosting a Virtual Educational Presentation **Thursday, March 25 at 7PM**, focusing on iguanas in South Florida, and will conclude with a Q&A session to address any concerns.

For more information <https://bit.ly/38PTBBM>

**The Rec Board Meeting was cancelled this month.**

**The next meeting will be held on**

**Thursday, April 8<sup>th</sup> at 7pm** in the clubhouse.

**Please check out the Rec Board's new website for information regarding operating hours, key fobs and future events.**

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



**HUNTING  
FOR A  
NEW HOME  
THIS EASTER?**



**CALL TONY!**



# Wishing you a Happy Easter!

**Whenever you are buying or selling call...**



**Tony Kline**

Crystal Lakes Top Selling Realtor

**954-946-2477**

120+ homes ***SOLD*** in Crystal Lake Villas!

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)**

### Violations Committee:

[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)

### Westway Towing

**954-731-1115**

### 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: HSQBJJ**

## **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.**