

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

May 2021

## **Phase II Monthly Meeting • Tuesday, May 4th, 2021**

The Phase II Monthly Meeting was held on Tuesday, May 4th. The meeting began with issues from the homeowners. Many of the questions were regarding confusion as to what is covered in our maintenance fees. The HOA fees cover lawncare: mowing, edging and fertilizer/insecticide. The fees do not cover interior pesticide or wildlife removal. Sprinkler systems are the homeowner's responsibility. Fees do cover basic cable with four boxes from Comcast, it does not include internet service. Exterior painting of your home in "Crystal Lake Beige" and white is included. Use of clubhouse facility/pool is included in your fees, along with community events!

One homeowner asked about who is responsible for taking care of the "lollipop" lamps behind the homes. **If you have a 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.

Another homeowner is upset with the noise level of car mufflers in the neighborhood. The Board also needs to reach out to the sheriff's office and Commissioner Parness about the speeding cars on Green Road. He suggested that the Board needs to come up with a strategy to improve the neighborhood's appearance. The Board's first step will be to hire a management company to enforce the HOA Rules and Regulations

The Board would also like to remind the community that our meetings begin at 7:00 pm and the floor is open to residents at the beginning of the meeting. Many residents arrived 20 minutes after the start of the meeting with their concerns and delayed the meeting's agenda. Also be mindful that the Board is trying to find a solution for many issues in the community and to be respectful to your fellow neighbors and volunteers.

Secretary Kathy Barker stated that our neighborhood homes are selling high and for more than asking price. Homes are selling in the \$300,000.00 range!

Treasurer Chris Jones reviewed the upcoming budget with the Board. The new budget will include the cost of a management company to handle violations, towing and some other duties.

The Board agreed that they had further questions for one of the management companies that they had interviewed in April. They will meet with BDM Property Management to follow up with their concerns and clarification of the proposed contract.

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. **A new towing company “Final Notice” will begin servicing our neighborhood on Monday, May 24<sup>th</sup>.** Commercial vehicles and unregistered cars cannot be kept in driveway 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 a 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 \(google.com\)](http://Crystal Lake Recreation Facility Parking Pass Request (google.com))

**The next Phase II meeting will be held on Tuesday, June 1<sup>st</sup> at 7:00pm.**

## NEW WEBSITES!

The new websites offer important community information, event announcements, online forms and the HOA “Rules & Regulations”.

.....

Crystal Lake Golf Villas, Phase II • [clgvph2.com](http://clgvph2.com)

Crystal Lake Golf Villas Recreation Facility • [clgvrec.com](http://clgvrec.com)



**Please be courteous to your neighbors.**

**Stay to the edge of lawns and near the street when walking your dog. Bring along extra “doggy bags”.**

**It is a city law to keep your dog on a leash  
and to clean up after your pet!**

**Please remember to pick up after your pup in your OWN yard, too!!!**

## **Rec Board Monthly Meeting • Thursday, May 6th, 2021**

The issue of parking commercial vehicles in the clubhouse lot was brought up again this month. Board member Stuart Feigenbaum brought up that the residents of Phase II would have to live across from a “commercial” parking area. He was against the idea. Other residents wanted an area to park household vehicles, not necessarily commercial trucks. The Board needs to find out the liability issues of “renting” parking spaces to residents. The discussion will be continued. The Board also discussed possibly issuing residents a “guest parking pass” for their visitors. This way they would not have to apply on the website for each time they needed a pass, the assigned pass could be used when needed, to prevent a guest’s car from being towed from the lot. The Board will table the idea for now.

Secretary Marylou Procopio updated on her research regarding a pool lift. This will be discussed to be incorporated into next year’s budget.

The clubhouse hours have been expanded from 6am-10pm. There are no more capacity limits and no monitoring of capacity. Face masks are required in the building when social distancing is not possible. If you have COVID-19 or have been exposed to COVID-19, do not visit the recreation facility.

Depending on permit status, the repaving has been scheduled for the week of June 7th. However, if permits are not received within the next week or two, the schedule will be pushed as the vendor cannot hold the slot without permits. If this happens, ideally, the repaving will be in July.

The Rec Board is anxious to resume community events like Bingo, Family Movie Nights, and Holiday Events when more restrictions are lifted. They hope to plan more Food Truck Nights again very soon!

**The next Rec Board Meeting will be held on Thursday, June 3rd at 7:00pm.**

### **• COMMUNITY REMINDER •**

**Please keep lamp posts lit at night to enhance the security  
of the neighborhood.**

**Remember to keep car doors locked  
and remove valuables from sight.**

**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

**Crystal Lakes #1 Top Selling  
Realtor**

**954-946-2477**

Now over 130 homes **SOLD** in Crystal Lake!

Visit me 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](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](https://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.)*

---

---

---

**\*\*\*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.**