

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

May 2022

## **Phase II Monthly Meeting • Tuesday, May 3rd, 2022**

Mike Curtis from BDM Property Management told the residents that BSO has reported an auto theft ring in the area. The thieves can use your key transponder if left in your car. They have a device that can detect the transponder code from within two feet, copy the code and steal your car. Also, watch out for air tags being placed in your purse or property. The device sends out a blue tooth signal and someone can follow you home. If you suspect you have been “tagged”, drive directly to a police station. BSO reports that women and elderly people have been targeted.

Mike has three volunteers for the violation fining committee. He plans to arrange a mediation meeting on the 20<sup>th</sup> of the month at 7pm. Residents that have received a violation notice will have the opportunity to speak with the violation fining committee to dispute or correct their violation. Mike reported that trees are being cut down without modification requests and city permission. The City of Deerfield Beach will require you to replant a tree. The City will also require a permit to plant trees.

Secretary report by Kim Frazer stated that homes have been selling at about \$350,000.00. There have been four interviews this month. Residents are also following the HOA rules and are informing the Board when additional adults are joining their household. These new residents are registered with the address and interviewed by the Board.

Treasurer Chris Jones did not have anything for legal and finance report. Finances are good. Mike mentioned that he was trying to get information regarding an insurance claim

involving the Association being named in a property dispute. He believes that it is a false claim and has contacted the insurance company for more information on the matter. Our attorneys and Board do not know of any issues regarding a claim.

Director Greg Murray gave some Rec Board news. The men's and women's saunas are both repaired and working properly. The pool and spa are working perfectly. Rule signs will be updated and posted. The water fountain near the back door will need to be replaced. He also mentioned that Food Truck Friday was going to begin again on Friday, May 6<sup>th</sup> at 5:30pm. The Rec Board was also going to serve pizza and hot dogs. He was only able to get PJ's Seafood Truck for the first event. Music bingo will begin again on the third Saturday of July (16<sup>th</sup>). He plans to have even more food trucks for the Food Truck Friday in June. Volunteers are needed for all events! Please contact them if you are interested in getting involved at [www.clqvrec.com](http://www.clqvrec.com).

Old Business included obtaining a new painting contract. Some companies are hesitant to touch our homes due the past work done by Coastal Painting. The previous company needed to do more power washing and prep work before painting the homes. Mike would like to contact our attorney to possibly go after Coastal Painting's insurance for poor quality work in the past. Benjamin Moore would back the quality of their paint. The Board has received one bid but is still looking into additional bids for the new contract.

Chris will order signs for the neighborhood posting the parking rules of the community. He investigated getting "No Soliciting/No Trespassing" signs from the Sheriff's Office, but they were too expensive. He will order signs and install them on the existing posts.

Mike spoke more about the "Grievance Committee" that has been formed to handle the arbitration requests of the residents that have received violation notices. The committee will have all the information needed about the violation issues. Letters, photos, and any correspondence will be provided by BDM. Residents receiving violations will need to

schedule an arbitration appearance and try to resolve the violation, or automatically be fined.

President Wayne Kennedy trimmed the overgrown trees on Green Road that were blocking the view of drivers pulling out onto the busy street. The Board thanked him for taking care of the problem.

New Business: A resident complained that there were teenagers using plastic pellet guns in the clubhouse parking lot. The incident was reported to the Rec Board and the CLGV2 Board. The Rec Board does have cameras and key fob records and are looking into the incident. Please don't wait for a response from the Board if a dangerous situation is happening. **Please contact 911 or the non-emergency phone to report a dangerous situation.** The resident suggested that the BSO non-emergency number be posted in the clubhouse. The CLGV2 Board thanked the resident for reporting the incident. **Update: The Rec Board identified and sent a warning letter to the residents using pellet guns in the parking lot.** Greg also suggested that it always helps to have a report filed with the Sheriff's Office to help enforce rules and have a record of the incident.

Issues from Homeowners: One resident asked if you could plant flowers under the eaves of your home without a modification form. The Board responded that no approval was needed. Mike said it needs to be maintained properly and plants cannot be on the restricted planting list.

Another resident asked if her husband's work vehicle could get a parking decal. Mike responded that he needed the registration information for the vehicle. Any signage would need to be covered by magnets and there would need to be space in the driveway for the vehicle.

Another resident asked about the lollipop lights in the back of the homes. The Board will be doing a one-time sweep to get the posts up to code. If a bulb goes out, please replace it. Chris stated that some of the old bulbs (jam lighting) will be replaced with LED bulbs.

He stated that many of the posts will be repaired, and the globes will be replaced. The Board will be bringing everything up to code. The initial repair project will cost about \$1500.00.

One resident asked if the landscaping company should be edging the driveways. Wayne stated that they may not edge if your car is parked in the driveway. They do not want to damage your car. Residents are responsible for the upkeep of the lawn, sprinkler repair and lawn replacement if needed. The landscaping company cuts the lawn three times a month in the summer and two times per month in the winter.

Another resident asked if he could install motion security lights. The Board replied that he could, but to be considerate of the neighbors. Do not shine them in the neighbor's properties. Safety lighting is encouraged by the Board.

**Please Note:** We did not send out an April Villager. The April Meeting Minutes are posted in the clubhouse hallway

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

**HELP MAKE THE FUN  
HAPPEN!**

**Get involved with your community.**

**Volunteers are always needed.**

**Contact the Rec Board  
to help with events and planning!**

# FOOD TRUCK FRIDAY

**FRIDAY  
JUNE 3RD AT 5:30PM**

Rain or Shine

**IN THE CLUBHOUSE  
PARKING  
LOT**

**FEATURING:**

- **DEM BOYZ BBQ**
- **FIN'S KITCHEN**
- **BOBBY'S HOT DOGS**

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

**ALL ARE  
INVITED!**



**VISIT [WWW.CLVREC.COM](http://WWW.CLVREC.COM)  
FOR MENUS & INFORMATION**

# 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.



[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**

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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:**  
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**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.)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*\*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 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.**