

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

Late May 2023

Phase II Monthly Meeting • Tuesday, May 2nd, 2023

President Wayne Kennedy announced Director Boyd Betson will oversee the Lawn Committee. Lawn cutting was skipped for two cuts due to lack of rain and the lawns were cut to close on an earlier cut. They will owe us an additional cut over the summer. Chris would like them to raise the blades to 4" on the mowers and clean the blades more often.

There was no BSO report from an officer. Mike Curtis from BDM Management gave a quick recap of last month's report. Our neighborhood is very safe, we just need to watch out for fraud scams. He also restated that the officer told the community to call 911 with any suspicious behavior. You never know what the missing piece of a crime could be. BSO is using a lot of technology to help them fight crime. We still need help with the speeding problems on Green Road.

Treasurer Chris Jones stated that the painting bill is being paid, and the last homes were being painted. Secretary Kim Frazer reported that there was one interview before the meeting. The newsletter went out late this month. The community should email modification requests for the fastest approval.

CLGV2 Director (*and Rec Board Vice President*) Greg Murray shared Rec Board information. BINGO is still the third Thursday of the month. He said that a few players are coming from the surrounding neighborhoods. It is still a very successful event. The Rec Board will host a Community Yard Sale in the clubhouse on Saturday, June 17th (9am – 4pm). No fee for tables, just reserve your space. They plan to have two per year. Check their website for more information. www.clgvrec.com The hot tub is still having issues, needs to have electrical work for the heaters to work properly. All doors in the clubhouse will need to have a key fob to enter. They are also adding a new weight machine in the gym. **Next Rec Board meeting is scheduled for June 8th at 7pm.**

Mike Curtis from BDM stated that many violations went to the attorney. The “puppy mill” and the VRBO rental owners have moved out. One resident renting her home is being sent a pre-suit mediation letter. An unapproved sidewalk is being addressed; the driveway project was approved. The sidewalk was not included in the modification request. A homeowner selling his home must return a 3-car (23.5’) driveway to 17’ wide before the home is sold. An addition to a home needing HOA approval, did get approval from the city. Mike reminded people to register their new cars and tags to prevent any towing issues. Register your guests...warning first, then towed. If you park in the grass, the wrong way on the street, or over a sewer drain, you will be towed. If you see someone parked on the grass, text Mike an address (and photo) and he can have the car towed. **Mike Curtis 954-405-7360**. You can text him with any other violations and photos. Parking on Green Road is still a big safety issue. The Board may consider allowing homes on Green Road to have circular driveways. The problem may be with utilities and city approval.

Old business was discussed. Eighty homes were painted and six more need to be done for the initial phase to be finished. The painting company is being paid this week. Good reviews came from homeowners. Mike explained that the painting will be done in four phases. Hopefully all the homes will be painted by the end of 2024. The plan is to paint all the homes once every 8 years. This keeps the paint under warranty and refreshes the look of the whole community. The painting bill is \$380,000. The cost has increased 40% since the last painting. It now costs \$1015 per home; it was \$625 per home.

The lamp post project is awaiting materials. Some materials are still on backorder. Chris is also looking for a solar alternative.

Chris Jones requested that Outback Landscaping skip one cut due to the lack of rain and growth. They raised the blades which has helped the lawns recover a bit. Director Boyd Betson will work with Outback Landscaping. There was also a report that a lamp post was knocked over by the lawn company. Please remember that any damage needs to be reported to the Board as soon as possible.

The Board also addressed some trash issues. Please don’t put heavy pick-up items out before Tuesday night for Wednesday pick up; you will get a violation notice. Landscape trimmings can go out curbside earlier in the week. Keep the neighborhood looking good! Only brown trash

bins go out on Tuesday. Blue “recycle” bins and brown bins go out on Friday. Deerfield Beach does not currently recycle; the blue bins can be used for additional trash on Fridays only.

Mike stated to **text** car issues directly to his cell phone **954-405-7360**. He needs help from the community, the tow trucks are not out all the time. You can also text violation photos directly to him with photos and addresses.

The speedbump installation project was also discussed. We can only install speedbumps if they are only 4” tall. We are having problems with people cutting through the neighborhood due to the traffic on Green Road. Delivery trucks and school buses are also moving too quickly through the neighborhood. We can install either rubber or asphalt bumps. We could also look into restricting traffic on some streets. We need to investigate pricing and installation requirements for the speed bumps. Kim asked if we could get any funding for repaving and speedbumps due to the anticipated traffic from the Sawgrass Extension Project. Wayne wants sidewalks installed on NW 18th Avenue before the road project begins. One resident asked about qualifying for a traffic light. We were told that three deaths need to be reported before being considered for a traffic light.

Treasurer Chris Jones and Secretary Kim Frazer will be resigning at the end of their terms. (March 2024) We have a volunteer board, and more help is needed from the community. Without enough volunteers they will need to consider a full-time management company or the possibility of the state taking over our association. Both Kim and Chris have volunteered their time for many years. Most of the board members have full-time jobs. Being on the Board can be stressful and time consuming. If you have any skills that you would like to share with the community, volunteer to join the Board. You need to be fair, responsible, and committed to the position. Hiring Pam Bojec as a part-time administrative assistant has been extremely helpful. She does the paperwork for all the estoppels and answers the community phone. Mike stated that any calls after 6pm or on weekends should be directed to him. Kim requested that Mike be more diligent about returning calls and emails to residents. She answers community emails and gets a lot of secondary requests from homeowners for Mike to respond to an issue. Pam stated that texting and emails can be answered quicker than phone calls. She only works for the HOA part-time and has another job during the day.

Chris also asked Mike how often the towing monitoring occurs. He requested more daytime monitoring. We have many issues with cars parked on sewer drains and road congestion on the weekends. Please allow enough room for cars to move easily through the streets.

Issues from Homeowners: One resident wanted clarification regarding bulk pick-up times. Please do not put bulk trash out before 4pm on Tuesday nights. Don't leave garbage out all week, it makes the neighborhood look terrible.

One homeowner asked that the lawncare mowers remain higher to help the lawns recover. The grass was cut too short the last few cuttings.

Another homeowner thanked the Board for their service to the community and asked that people use their driveways, not the street if possible. One resident asked if you need a modification form to replace a door. "Yes"!

Another homeowner was concerned about what would happen if the state took over our HOA Association. Wayne said not to worry about that yet. We need at least three directors to operate. The towing situation and violation matters are stressful issues and the community pushes back quite a bit. The Board appreciates all the homeowners who take the time to come to the meetings and support the efforts of the HOA Board. Unfortunately, most homeowners only pay attention when HOA dues are raised without understanding why costs have increased. Navon Wallace volunteered to join the Board as Treasurer when needed. Another homeowner, David Mackarey, commended the Board and offered to take over as Secretary next year. He was also concerned about the width of driveways in the neighborhood. He asked if he could add walkway pavers or steppingstones to the edge of his driveway. Mike stated that the actual driveway can only be 17' wide because it can only take up a certain percentage of your front yard.

Another resident asked homeowners to bag their trash to prevent garbage from blowing through the streets. This is a city ordinance. One homeowner asked when the new coupon books will go out. Our budget meeting will be in June and the coupon books will be mailed out afterward.

The next Phase II monthly meeting will be held on June 6th at 7pm.

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**Clubhouse issues or Rec Board questions need
to be emailed to the RECREATION BOARD
presidentclrec@gmail.com
or call 954-588-1938 • www.clgvrec.com**

BINGO NIGHT WINNERS



Join Us Next Time
for **BINGO!**
Thursday, June 15th
at 7pm.



**Crystal Lake Golf Villas, Phase II
Board of Directors**

President: Wayne Kennedy
Vice President: Hunter Greer
Treasurer: Chris Jones
Secretary: Kim Frazer
Director: Greg Murray
Director: Boyd Betson

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,
Tutorials & Documents

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](#) • **Cell: 954-405-7360**
Mike@bdmpropertymanagement.com

Executive Towing and Recovery
Report Violation or Recover Vehicle
954-444-0054

5340 NW 10th Terrace, Fort Lauderdale, FL 33309

Recreation Board Information:
954-588-1938 • clgvrec@gmail.com
www.clgvrec.com

Forms Available on Rec Board Website:
***Key Fob Appointments &
Guest Temporary Parking in Clubhouse Lot***

Outback Landscaping
Mike **561-239-4530**

Matrix Pest Management (Lawns)
Pedro **561-599-1550**

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** MAIL SLOT inside the clubhouse hallway.

Allow two weeks for approval or disapproval, please plan accordingly.

Date Submitted: _____

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 _____

APPROVED: Yes _____ No _____

IMPORTANT NOTES: _____

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 09/2022

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.**