



Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

November 2020



Phase II Monthly Meeting • Tuesday, November 10th, 2020

The meeting opened with questions and comments from homeowners. One homeowner asked why can't the clubhouse be open with less restrictions? Specifically, "Why can't we police ourselves"? President Bob Freund responded as he also serves on the Rec Board. He stated although our residents are "being good" and following the current rules, the Rec Board must meet the county mandates to stay open. If you have any questions about the clubhouse, please attend the Rec Board meetings held on the first Thursday of the month at 7pm.

Another homeowner is still having a problem with loud car mufflers in the neighborhood. The Board has already spoken to one of the owners with a "modified" muffler. The homeowner was advised that he might have to file a noise complaint with the sheriff department. Please try to be considerate towards your neighbors. Let's all try to resolve our issues peacefully; we are all spending more time at home.

Another homeowner asked if a modification request needed to be submitted if they were tenting their home for termites. The Board responded that no approval was needed.

Kathy Barker's Secretary report stated that we have two upcoming interviews this month and that home values are increasing!

Our Treasurer Chris Jones reported that the finances are good. He also relayed that Jerry from TK Pest Control wanted to advise the community to remember to turn off their automatic sprinkler systems during rainy days. He is noticing fungus on some of the lawns and did recommend fungicide treatment if your lawn is having a problem. Look for spots on your grass blades. He stated that fungicide treatment can be purchased at Site One Landscape Supply. Also, only water your lawn two times per week in the winter months. TK Pest will also treat the lawns for weeds and pest control later this month.

Vice President Wayne Kennedy gave an update on our cable contract research. Our attorneys will review the bids and packages that the Board is considering before

negotiations continue. The Board strongly noted that they are trying to find the best quality service at the best price for the community. The residents attending the meeting voiced their desire to add internet to our current service. The Board has been informed that 75% of our homeowners have internet service from Comcast, 25% have another provider or no internet service. Some also mentioned their concerns that they have security systems and mobile phone service through Comcast.

More research and community input will be needed. If we add internet to our current package, our HOA dues will increase. Most of the homeowners (75%) will save money monthly for not having to pay for their internet service individually. The group contract rate will be far less expensive than individual service contracts. The Board feels that the inclusion of internet in our HOA dues may improve community home values. At this point the Board may let the Comcast contract auto-renew for one year, and research other service opportunities.

President Bob Freund also stated that the Board has not been satisfied with Basulto Robbins & Associates' handling of fine collections and some other legal matters. Their communication and response to various matters has been very delayed. The Board is strongly considering moving all the HOA's legal business to Kaye Bender Rembaum.

Reminder: Exterior modifications need approval **BEFORE** the work is done. Fines will be given, and the home may be required to return to the original "look" at the homeowner's expense. HOA approval forms will be needed to obtain city permits. **Volunteers are still needed to help with the Violations/Modifications Committee.** Please review the modification page of our HOA Rules and Regulations. That page and a modification form will appear later in the newsletter. **If you need to report a violation or concern, please email clgv2hoa@gmail.com or call 954-488-1772.** If you can text or send a photo of your concern it would be extremely helpful.

Please take the time to make sure your home is not in disrepair. Watch for termite damage, trim overgrown landscaping, reseal your driveway, and repaint your shutters/doors if needed. **Please remember that hurricane shutters cannot be left up year-round. It is a [city code violation](#) and a safety issue.** Also, please make sure your "clamshell" shutters are propped up evenly and are in good shape. Home care raises our individual property and community values. Thank you for continuing to keep our neighborhood looking beautiful!

The next HOA meeting will be on Tuesday, December 1st at 7:00pm.

Monthly Rec Board Meeting • Thursday, November 5th, 2020

The Rec Board addressed some old business to begin the meeting. The potholes in the parking lot will be patched this year. The paving of the entire lot will be postponed until 2021. The Board was excited to inform the residents that two food trucks were going to be in attendance for their first “Food Truck Night”. “Master Arepa” and “Giovanni’s Gourmet Italian Ice” will be featured at their event. They were still trying to find ways to address the iguana problem on the clubhouse property. The Board also purchased a new water fountain for the lobby that will allow for filling water bottles and is controlled by a foot pedal. They have renewed their insurance policy for the clubhouse property and board members.

They were proud to announce that Greg Murray has created a website “clgvrec.com” for the Recreation Center. Clubhouse information and community events will be featured on the new website. There is also a community email link available for questions and comments.

The Board also discussed preparing for the upcoming Hurricane Eta and possible closure of the clubhouse during the storm.

Homeowners continued to express their frustration with the pool/clubhouse not being fully open. The Board has provided some paid and volunteer staffing to extend the hours of operation. The Board is still concerned with the ability to sanitize the building and equipment without supervision. The health and safety of the **entire** community is their main responsibility. They have put some of the patio furniture out on the pool deck. They ask residents to use a towel when sitting on the furniture and sanitize the chairs after use. Masks will be required in the building and on the pool deck (not while in the pool). No guests are allowed in the pool area, **ONLY HOMEOWNERS**. The Board continues to ask for your patience and understanding. Key fobs will only be turned on when the building is supervised. Homeowners have requested that the eastern poolside entrance be opened and for gym hours to be extended. **The next meeting will be held on Thursday, December 3rd at 7:00pm. Rec Board Election Voting will be held at that meeting.**

NEW CLUBHOUSE HOURS

Monday, Wednesday, Friday, Saturday and Sunday: Open 10:00am – 6:00pm
Tuesday and Thursday: Open 12:00 Noon – 8:00pm.

Crystal Lake Golf Villas Rec Board's First "Food Truck Night"



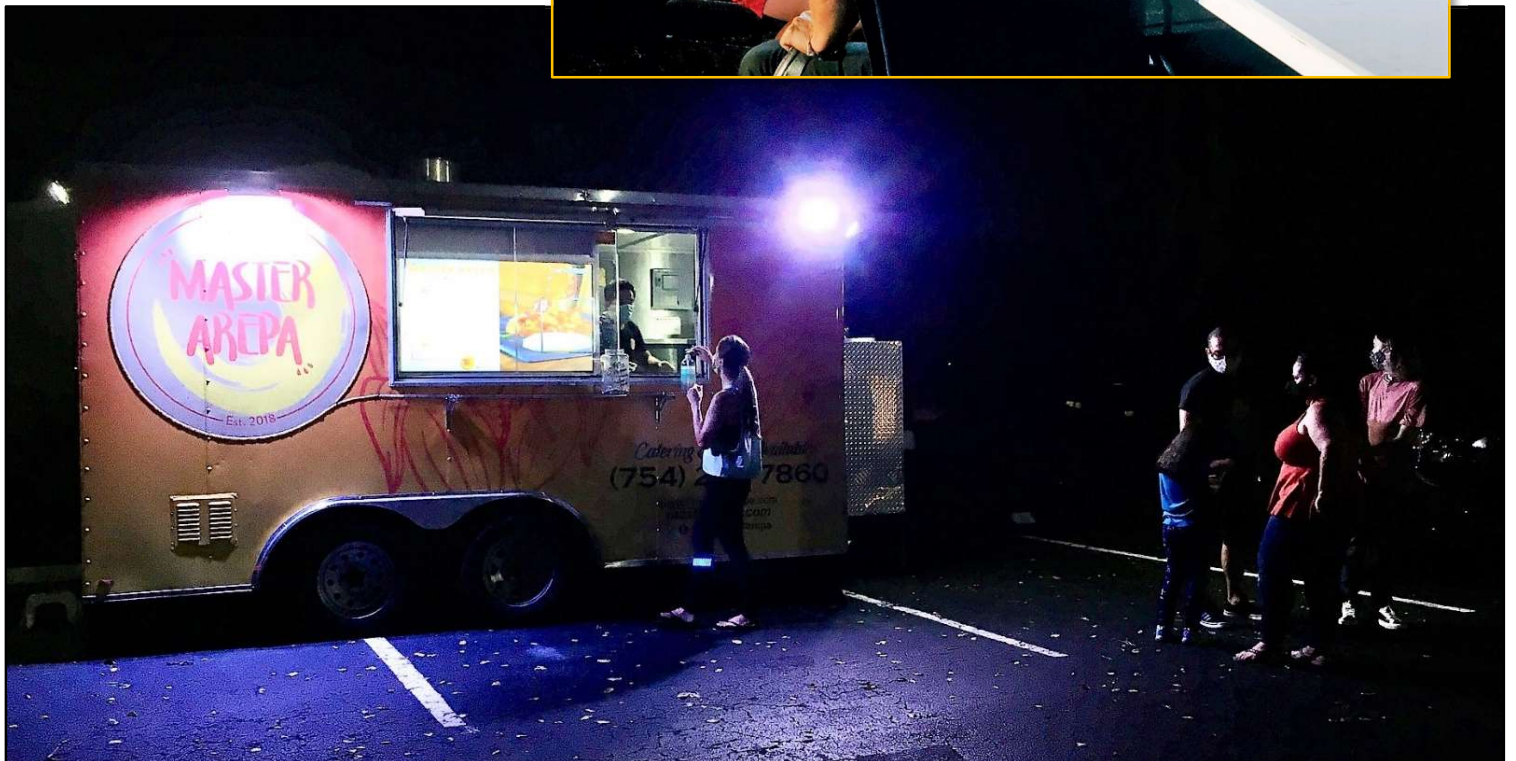
The food was delicious,
the kids were having fun,
the conversation
was great,
and the music
was playing loud!!!

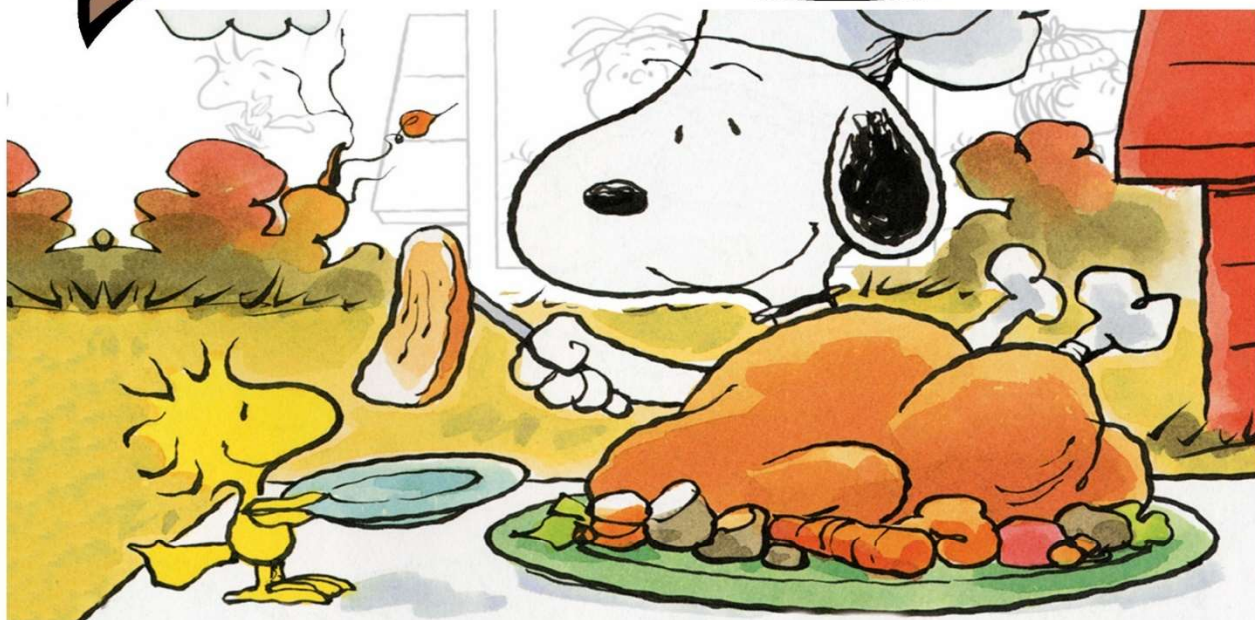
The Rec Board
is planning to make
"Food Truck Night"
a regular event
in the future.
Watch for details!





It was wonderful
to see our
community
having a
fantastic time
and supporting
our local
businesses!





As I count my blessings this Thanksgiving Day, know that you are among them. Clients like you have made my business what it is - and for that I am extremely grateful. Wishing you and your loved ones a peaceful Thanksgiving and a joyful holiday season!



Tony Kline/AllStar Realty

954-946-2477

tonykline@comcast.net

Crystal Lakes #1 Realtor with over 120 homes **SOLD** in Crystal Lake Golf Villas!!

Please visit me at Tonyklinerealtor.com or on Facebook @ Tony Kline - Real Estate

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**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

Denis Placide

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue

Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Arbitration Committee

Volunteers Needed

954-488-1772

Bookkeeping Services

Crystal Lake Golf Villas, Phase II

Call the community number:

954-488-1772

Villager Editor:

Kim Frazer

kimclgv2@gmail.com

Recreation Board President:

Marylouise Procopio

presidentclrec@gmail.com

Rec Board Number 954-588-1938

Key Fob Appointments 954-588-1938

Violations Committee:

clgv2hoa@yahoo.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

Westway Towing

954-731-1115

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informed between
our monthly newsletters.**

*Nextdoor is the free and private social network
just for Crystal Lake neighbors.*

*On Nextdoor, neighbors share crime and
safety concerns, local events,
recommendations, items for sale/free,
and ideas about how to make our
neighborhood better.*

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:

clgv2hoa@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:

*****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 11/2020

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.**