

# Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

October 2020

## Phase II Monthly Meeting • Tuesday, October 6th, 2020

The meeting opened with questions and comments from homeowners. One resident asked who was responsible for fixing the lamp posts in between homes. Homeowners are responsible for replacing bulbs and the decorative globes on the “lollipop” lights behind our homes. Replacement globes can be purchased at local home improvement stores. There were also questions regarding fine letters that have gone out for HOA rule violations. The letters are “warnings” on some violations, giving a date that the problem needs to be corrected. Fines are charged if the violation is not corrected by the date given. Another resident asked if fences are permitted in the neighborhood. Fences are not permitted, but some residents have planted small shrubs to provide some privacy. Most landscape changes require a modification request and approval. Lawn service equipment must be able to maneuver through the neighborhood properties.

Vice President Wayne Kennedy is still working with Broadband Agreement Specialists, Inc. to negotiate a new cable deal for the community. The Board is hoping to have options by the end of this month.

President Bob Freund reminded that homeowners that “bulk pick-up” is Tuesday. **Only yard trimmings can be put out on the weekend.** ALL OTHER bulk garbage can be placed curbside on Monday night for Tuesday pick up. The City has told us that bulk pick up can be delayed by a couple of days. Keep in mind that the City may charge you for construction debris. Put your bulk trash out in small increments. (Example: Put one cabinet out at a time if you are remodeling your kitchen.) Please, help keep the neighborhood looking good and follow the HOA rules. Offenders will be fined!

**This year’s home painting has been delayed until January 2021.** The list of homes to painted will be posted before the work begins. Homes are power washed prior to painting, so you will need to trim or pull back landscaping that is close to the home.

**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 [clqv2hoa@gmail.com](mailto:clqv2hoa@gmail.com) or call 954-488-1772.**

The next HOA meeting will be held on Tuesday, **November 10th** at 7:00 pm.  
The clubhouse is being used as a polling place on **Election Day**, Tuesday, November 3<sup>rd</sup>.

## Monthly Rec Board Meeting • Thursday, October 1st, 2020

The Rec Board opened the meeting with a Treasurer's report by Fanny Lee. The Rec Association continues to be in good financial standing. She reminded the community that the clubhouse will be used as a polling location on Election Day. The clubhouse will be closed for community use that day.

One homeowner expressed her frustration with the pool/clubhouse not being 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 will be putting 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. No guests are allowed in the pool area, **ONLY HOMEOWNERS**. The Board continues to ask for your patience and understanding.

The Board postponed the parking lot paving project until 2021. The potholes will be patched before Election Day in anticipation of increased traffic.

The Board is still trying to combat the iguanas that have taken residence on the property. The reptile community has grown due to less activity at the clubhouse during the Covid-19 situation. They hope to come up with a solution to the dilemma soon.

Director Greg Murray is currently building a website for the Rec Board. He is planning to provide clubhouse information and future events posted for the community.

**The next Rec Board meeting will be held on Thursday, November 5th at 7:00pm**

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

**Friday, November 13<sup>th</sup>**

**5:00pm – 8:00pm**

**At the clubhouse, in the parking lot!**

*Menu*

**MASTER AREPA**

*Colombian- Mexican fusion food*



**CLASSIC**

<b>Master</b>	\$13.99
Shredded beef & chicken, pork belly, chorizo & bacon	
<b>Mix</b>	\$12.99
Shredded beef & chicken	
<b>Hawaiana</b>	\$10.99
Ham & Pineapple	
<b>Arepa Burger</b>	\$12.99
Beef, bacon, lettuce & tomatoes	
<b>Choclo</b>	\$4.99
Sweet corn & mozzarella *No Fries	
<b>Cheese</b>	\$4.99
*No Fries	

**SIDES**

<b>2 Tequeños</b>	\$4.99
Cheese sticks	
<b>2 Empanadas</b>	\$4.99
Steak - Chicken - Cheese	
<b>Salchipapas</b>	\$7.99
Fries & sausage	
<b>Chicken Wings</b>	\$9.99
Buffalo spicy and BBQ plus fries	
<b>Burger</b>	\$12.99
Beef, bacon, lettuce, tomatoes & fries	
<b>Master Picada</b>	\$18.99
Grilled chicken, steak, pork belly, chorizo, sausage, tomato & empanadas	



**AREPAS**  
with mozzarella cheese & fries

**YOUR WAY**

Shredded Beef	\$10.99
Chicken	\$10.99
Pork belly	\$11.99
Chorizo	\$10.99
Shrimp	\$12.99

**TACOS**  
Grilled

<b>3 tacos</b>	\$10.99
Street Mexican Tacos with cilantro & onions	
<b>Steak</b>	
<b>Chicken</b>	
<b>Chorizo</b>	
<b>Shrimp</b>	+\$ .99
<b>Al Pastor</b>	+\$ .99



Enjoy a night of great "take-out" food!  
 The Rec Board hopes to make  
**"Food Truck Night"**  
 a regular event in the future.  
 Let's help make it happen!!!



# HAPPY HALLOWEEN!

Help us keep our “Trick or Treaters” safe this Halloween.

Please be especially careful driving on Saturday, October 31<sup>st</sup>, and keep your outdoor lights on for better visibility.

**Community Reminder:**

**Lamp posts are required to be lit at night to enhance the security of our neighborhood.**



**Crystal Lake Gold Villas, Phase II is a pet friendly community.**

**Please be courteous to your neighbors. Stay to the edge of lawns and near the street when walking your dog. Remember that it is a city law to keep your dog on a leash and to clean up after your pet! Bring extra “doggy bags” on your walk. Cats need to be restrained, too! Loose animals can not only endanger your pet but injure someone trying to control their dog. Also, be mindful that coyotes and birds of prey have been seen in the area. Small pets could be threatened.**



**Reminder:** Garage sales and estate sales are **NOT** permitted in the community. Fines have been given to the residents that recently disregarded the HOA rules. Please be patient, the Rec Board holds community yard sales and will continue the events when Covid-19 restrictions are lifted.



**Buying or Selling doesn't have to be SCAREY!  
Whenever you are in the real estate market,  
please call me...**

**TONY KLINE**

**AllStar Realty Inc.**

**954-946-2477**

**Crystal Lakes #1 Top Selling Realtor**

As of date Tony has now sold over  
120 homes in Crystal Lake.

**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 18<sup>th</sup> Avenue

Deerfield Beach, FL 33064

**Call or TEXT 954-488-1772**

[clgv2hoa@gmail.com](mailto: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](mailto:kimclgv2@gmail.com)

**Recreation Board President:**

Marylouise Procopio

[bobdclrec@gmail.com](mailto:bobdclrec@gmail.com)

**Rec Board Number 954-588-1938**

**Key Fob Appointments 954-588-1938**

**Violations Committee:**

[clgv2hoa@yahoo.com](mailto: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](mailto:clgv2hoa@gmail.com)

**Westway Towing**

**954-731-1115**

**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 crime and  
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: 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](mailto:clgv2hoa@gmail.com)

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

*(For a quicker response, 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.

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 10/2019**

## **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.**