



Phase II Monthly Meeting • Tuesday, October 5th, 2021

The meeting began with comments from Mike of BDM Property Management. He mentioned that just a few homes have not registered their cars. Some were having problems with multiple vehicle permit requests. He mentioned that the guest parking registration system is working well and that he gets 20-30 requests per night. Mostly for overnight guests. To register your guest, fill out the information on <https://clgv2.parkingattendant.com>. It will ask for the **password** on the instruction sheet you received with your parking decal.

Many violations have been written for homes with exterior modifications done without HOA approval. Many homes have had trash out before collection day. You can put out lawn trimmings at any time. Other bulk trash can be put out **after 4pm** on Tuesday. **Bulk trash is now collected on WEDNESDAY in our neighborhood.** Trash violations may incur a **\$100** fine. Any bulk trash that needs to be removed by the HOA will have the cost passed on to the homeowner. Mike also briefly went over the violation fining process. A violation warning is sent out first. The resident needs to correct the violation and/or pay the fine. The homeowner can request to speak before the Board about the violation. If no correction or fine paid, the violation will be sent to the HOA's lawyer for further processing. At that the point, the Board can no longer mediate the situation.

The Board is finding that some of our new homeowners are not understanding the HOA's "Rules and Regulations". The Board explains the rules at the pre-purchase interview and now asks each new homeowner to initial each page of the "Rules and Regulations" while they are explained to them. The Board is considering having the key points translated

into Spanish, Portuguese and Creole. The copies written in English are the legal documents. Kathy Barker, our secretary, will research translation fees. She also reported that homes are still selling on the higher side in our neighborhood.

Treasurer Chris Jones announced that the Association is operating under budget. He reminded that Board that painting was not done in the Fall this year and may be delayed until early 2022. The decision has not yet been made to delay the painting cycle for one year. The Board is researching new painting companies for the next contract. Chris also stated that an electrician has looked at the “lollipop” lights in the community and has determined that many of them need to be fixed and have light sensors installed.

Vice President Wayne Kennedy asked again when the towing signs in the neighborhood will be replaced and updated with “Final Notice’s” information. Mike stated that stronger posts will be installed, and less signage is needed. Chris would like “No Solicitation” and other information to be added to the neighborhood signage.

The Board voted on providing a new computer for Director Kim Frazer. She attends all the meetings/events and writes the monthly newsletter, “The Villager”. She also informs the community of current events through “news blasts” and answers the community emails.

Homeowners were still upset that they hadn’t received their parking decals after multiple requests. One homeowner needed a new decal because he has a new car. Mike reminded residents to cancel decals on their old vehicles if they have a new vehicle. There were also questions as to why the HOA could remove cars from driveways. Mike explained that a driveway is considered a “limited common element”. The resident needs to maintain the driveway but the HOA owns the property. The homeowner basically owns what is under the roof. (Some homes have not been fully built out to their property line.) You can check your property specifications on <https://www.bcpa.net>

Another homeowner reported that some of the “shrubs” on NW 13th Avenue and Green Road need to be trimmed or removed for safety reasons. If the homeowners don’t comply the HOA will hire someone to trim the trees.

An alarming issue was brought to the Board about possible “bait” poisoning on NW 14th Avenue. There were complaints of a resident threatening dog walkers in the neighborhood. Food was later placed around the perimeter of the homeowner’s lawn. If the “bait” does have any toxins it will be reported to BSO. Crystal Lake Golf Villas, Phase II is a “dog friendly” community. Please be considerate about getting too close to your neighbors’ homes and clean up after your pets. Dogs must also be kept on a leash.

Residents are still upset about cars speeding on Green Road and throughout the neighborhood. The Board suggested making complaints to Commissioner Bernie Parness (954-480-4263) and Mayor Bill Ganz (954-816-1936). The City of Deerfield Beach Website <https://www.deerfield-beach.com> will also allow you to send an email. We have been informed that the traffic light project has been delayed and the sidewalk on NW 18th Avenue may not be installed in our neighborhood. If more people that speak out, possibly our voice will be heard. The Board is also looking into the cost of more speed bumps on our community owned streets.

Please be reminded that all exterior work needs prior HOA approval BEFORE work begins. A modification request can be sent to CLGV2hoa@gmail.com for quick approval. Requests can also be reviewed at the monthly HOA meetings. A modification request form appears at the end of this newsletter. **Roofs must be in the tan, brown and terra cotta color palette. Due to difficulty in getting roofing materials, it has been suggested that homeowners get approval for a second choice of color on their initial modification request.**

The next Phase II Meeting will be held on Tuesday, November 2nd at 7:00pm.

Crystal Lake Golf Villas Rec Board's Food Truck Friday Night



The weather was beautiful for October's Food Truck Friday.

The event is growing and had **FOUR** food trucks!

Right Off the Bone BBQ • PJ's Seafood • Sweet Lipz Desserts • Kona Ice

As always, neighbors connected with wonderful food and great music by DJ Greg.



Join us for a
"BOO-OVER"
Food Truck Friday
on **November 5th**
at **5:30pm.**
It will be a great way for
the kids (and adults)
to wear their costumes
one more time
and share that
leftover candy!



Rec Board Monthly Meeting • Thursday, October 7th, 2021

Events Coordinator Greg Murray began the meeting with some event information. The Food Truck Friday in October had a great turn-out. Greg counted at least 70 people at one time and Food Trucks to order food and desserts. He reported that the vendors did really well and plan to come back for other events. The cooler weather and the addition of a permanent banner will help bring in larger crowds in the Fall. Food Truck Friday will be held on the first Friday of every month. November's Food Truck Friday will have an after Halloween theme. It will be called a **"Boo-Over"** and will allow the kids to wear their costumes one more time! It will also be a great opportunity to share all of those "leftover" treats. If you have too much candy and not enough "Trick-or-Treaters," please bring your extra candy to the event for the kids to enjoy! It will be a great night to play some games and hang out with your neighbors.

Bingo Night also had a nice attendance. There were guests from the neighboring condo community that saw the banner and decided to join us! Bingo Night is the third Saturday of the month. There are snacks, hot dogs and drinks for sale. The winners get gift cards from stores and restaurants in the area.

The Rec Board is planning a **Holiday Party/Movie Night for Saturday, December 11th** at 6:30pm. There will be desserts, drinks, snacks and popcorn. The family movie will be **"The Santa Clause"** and is rated PG. Hot dogs will be available for purchase, too.

President Brooke Meltzer reported that Vice President Bob Hackmeyer unfortunately had to resign due to his work schedule. His assistance will be greatly missed, but we expect to see him at community events. At this time, they will not replace him on the Board. Elections will be held in December and volunteers are needed.

The Board also discussed the need to start working on next year's budget. They talked about possible upcoming projects and needed maintenance. Some items mentioned were replacing and improving the fence on the property. All agreed that they may need to put a natural or fenced barrier near the lake with the increase in parking lot events. Other possible projects include replacing the stage curtains and lobby furniture. The idea of a "dog park/run" is also being considered. Director Bob Freund stated that he didn't believe there was any need to raise fees this year and the Board agreed.

**The next Rec Board Meeting will be held on
Thursday, November 4th at 7:00pm.**



HAPPY HALLOWEEN!

Help us keep our "Trick or Treaters" safe this Halloween.
Please be especially careful driving on Sunday, October 31st,
and keep your outdoor lights on for better visibility.

Wear your costume one more time at the
FOOD TRUCK FRIDAY "BOO-OVER"
On Friday, November 5th at 5:30pm!

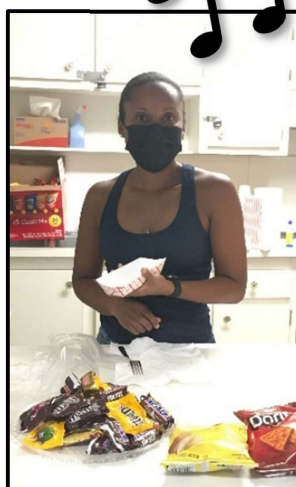
Please check out www.clgvph2.com and www.clgvrec.com for community information.
Greg has also created a tutorial to help residents with our new parking registration system.

There is also information on registering guests. The tutorial link is:

<https://www.youtube.com/watch?v=EBx7ji04xBw&t=6s>



October BINGO!



Another fun night at October's **Musical BINGO!** There were seven lucky winners, the local favorites and some nice visitors from neighboring communities. Thank you to the organizers and volunteers who ran the show, played the music, called the numbers, cooked in the café, sold the bingo sheets, verified the winning sheets and stayed to help clean up! Your dedication to the community is greatly appreciated. Please come out and join on the third Saturday of the month at 7:00pm. We always have a good time!



**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
130 homes in Crystal Lake.**



REMINDER:

**Please keep your lamp
posts lit at night.**

**The light enhances
the security our ★
neighborhood.**

**Keep your car doors
locked and do not leave
valuables in sight.**

***Stay safe and please look
out for your neighbors!***

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Deerfield Beach, FL 33442



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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
Greg Murray

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue
Deerfield Beach, FL 33064

Call or TEXT 954-488-1772

clgv2hoa@gmail.com

Website: 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: clgv2hoa@gmail.com

Recreation Board Information:

presidentclrec@gmail.com

Rec Board Number 954-588-1938

Key Fob Appointments 954-588-1938

Website: www.clgvrec.com

Outback Landscaping

Mike 561-239-4530

TK Pest Service

Lawn Fertilizer & Pesticide Treatment

clgv2hoa@gmail.com

Final Notice Towing

954-393-0234

BDM Property Management

Violation Reporting

Michael Curtis

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

Code: HSQBJB

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: _____

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 18th Avenue, Deerfield Beach, FL 33064 • 954-488-1772

clqv2hoa@gmail.com • 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.**