

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

September 2020

Phase II Monthly Meeting • Tuesday, September 1st, 2020

The meeting began with a presentation by Jerry McHugh from TK Pest Control. He talked to the homeowners about what they can do to improve the condition of their lawns. He also discussed what his service does to help improve our grass. TK Pest Control has been contracted to do bi-monthly insecticide treatments for control of fire ants, chinch bugs, mole crickets, sod worms and millipedes. Fertilizer treatments are done four times per year and fungicide treatments as needed throughout the contract year.

He recommends watering our lawns two to three times per week in the summer, 20-30 minutes per zone. In the winter one to two times per week, 10-15 minutes per zone.

A lot of homeowners had questions regarding weed control. The rainy months do promote weed growth. Homeowners can apply weed control between TK treatments, but should possibly hold off until November. Weed killer treatments could burn lawns in the summer.

He stated that lawns would need to be sprayed monthly to combat many of the serious weed issues. The cost of that service would cost individual homeowners about \$40 per month and each "problem/pest" would cost more to treat. Grubs, cinch bugs, fungus and other problems would need individual treatments. Jerry suggested that you could hire someone to spray on the "off months" or treat your lawns with products purchased at Home Depot and Lowes. He also mentioned that "Site One" (1701 NW 33rd Street, Pompano Beach, FL 33064-1327 • [954-977-4445](tel:954-977-4445)) has many products to help with lawn care. Homeowners can use a granule form of pesticide for grub control. He also recommended an "oatmeal flake" type of pesticide for homeowner use. You can use "Milorganite" once a month to help fertilize your lawn. To strengthen your lawn, he suggested a (21/0/11) fertilizer. He also said that lawn seed does not work as well as grass plugs or sod. St. Augustine grass is the best for South Florida. If you do put new grass in your yard, do not fertilize for three months. You can send any questions you may have to clgv2hoa@gmail.com and Jerry will be happy to help answer them.

Homeowners had some complaints about the quality of the lawn cutting. Some homes had inconsistent cutting and “streak” patterns. One homeowner was upset that the grass cuttings were left behind and that the company left patches of uncut grass in her lawn. If you have a problem with the quality of the lawn cutting, please send a photo to clgv2hoa@gmail.com. Outback Landscaping is contracted to edge the driveways and flowerbeds, cut the lawn, and blow away the grass clippings. They cut the grass approximately every 10 days in the summer. Bob Freund, our HOA President, commented that we do pay a fairly low fee for lawn maintenance. If we had lawns cut more often the HOA fees would go up. Also, keep in mind that the lawn equipment needs to move freely through our lawns. Do not leave patio furniture or toys outside in the grass.

The Modification/Violation Committee has received complaints about loud car mufflers, cars parked on lawns, overgrown landscaping and homes being altered (painted) without modification approval. 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 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. Please, do NOT email or call Valerie Dowling, she has moved from the area.**

Westway Towing will be called for cars parked on the grass and left in the street overnight. We have a community of 325 homes and all the work is being done by a small group of volunteers. If problems persist, the Board will look in to hiring a company to enforce HOA rules. This would possibly raise HOA payments. If you would like to help in any way. Please call the community phone or send the Board an email.

The Board is happy to report that we have a few homeowners that are willing to serve on the Arbitration Committee. We will try to start scheduling mediations before our monthly meetings.

Vice President Wayne Kennedy stated that a company has been hired to help negotiate a cable/internet package for the community. Our contract with Comcast ends in May 2021. The Board is looking into the cost of internet service and cable packages. Community input will be needed once the options are researched.

The next HOA meeting will be held on Tuesday, October 6th at 7:00 pm

Monthly Rec Board Meeting • Thursday, September 3rd, 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.

Vice President Bob Hackmeyer reported that the Board has gotten two quotes to work on the clubhouse parking lot. After some discussion as to patch or repave the entire lot, the Board is going to do further research.

The Board continued to discuss the possibility of having a food truck come to the neighborhood as a community event night. The idea would be to start with one or two trucks and build up to an "event" with many trucks once Covid-19 restrictions are lifted. Stuart and Brooke are looking into the availability and menu options of the vendors. The Board hopes to plan a small event for November.

The water fountain will need to be fixed or replaced when the clubhouse reopens. President Marylouise Procopio mentioned the possibility using volunteers to help staff the clubhouse to open the pool area for more hours during the week. Watch for a notice and "news blast" when the clubhouse hours are changed. **(See the good news below!)**

The Board reported that the Election voting went well in the clubhouse. The room will be used in November for the Presidential Election. The question of increased security for the event was brought up by a resident. The Board stated that the Board of Elections does provide police presence/security during voting.

The clubhouse key fobs have been turned off during the Covid-19 crisis. You will only be allowed in the building during staffed hours at limited capacity. Masks must be worn on the patio and in the clubhouse building. The patio furniture has been removed. Only two people are permitted in the gym at one time. Guests must clean equipment after use with sanitizing wipes. Ballroom rentals have been suspended until further notice. **The next Rec Board meeting will be held on Thursday, October 8th at 7:00pm**

Great News! Extended Pool and Gym Hours

Beginning on Monday, September 28th,
the pool/gym will be open 10am-6pm

on Mondays, Wednesdays, Fridays, Saturdays, and Sundays.

The pool/gym will be open 3pm-7pm on Tuesdays and Thursdays.

Thank you to the staff and volunteers who have made the extended hours possible!

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.

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 4/2019

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.**



Tony Kline
Crystal Lakes #1 Realtor
954-946-2477

*Liberty and
Justice for All*

The American spirit lives on!

I'm proud to be a member of our community and serve my neighbors in their pursuit of the American dream.

Please call me if I can be of service with your real estate needs! Remember, No one sells more homes in Crystal Lake for more money than I do!

Now over 120 homes SOLD!

**Visit my website at: Tonyklinerealtor.com
or on Facebook at: **Tony Kline - Real Estate**
Email: tonykline@comcast.net**

**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

bobdclrec@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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safety concerns, local events,
recommendations, items for sale/free,
and ideas about how to make our
neighborhood better.*

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Code: HSQBJJ