

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2 Summer 2024

Phase II Monthly Meeting • August 6th, 2024

We had guest speakers at our August meeting. Two local candidates asked if they could attend one of our meetings to introduce themselves to the homeowners. Daniel Shanetsky is running for District 3 City Commissioner. Bernie Parness currently holds this position until March 2025 when his term ends. Shanetsky has Parness' support. He has lived in this area (Century Village) since 2001 and was previously from New York. Proud to be a resident of Deerfield Beach. He is a law clerk, working for a law firm. He wants to give back to the community. During the Covid 19 Crisis, he began to question what he wanted to do and volunteered with the Deerfield Beach Cultural Committee and became Vice Chairman. He organized concerts with Broward College and the local parks. He has been appointed to the Deerfield Beach Planning and Zoning Committee. He voted to put a new Pre-K Center at the church on Military Trail. He also stated that Holy Cross will be adding an Emergency Unit Hospital Annex on US1.

Back in October 2021, Waste Management wanted to rezone from recyclable to industrial. As a resident, Shanetsky protested that request. He is strongly against the current Monarch Hill Expansion Project. He does not want to leave a dump as our legacy. He also stated that Deerfield's trash DOESN'T EVEN GO TO THAT DUMP, our trash goes to West Palm Beach. Waste Management wants to increase its size to allow for construction debris. He believes that asbestos and other toxins could be dangerous to our communities.

He also knows that CLGV2 has requested a traffic light on Green Road. He stated that he will try to help with that request, He is pro-business, with business comes taxes and opportunities. He is asking for our support and promises that he is a "fighter" and was given the motto, "*Danny gets it done*", by fellow candidate Mitch Rosenwald.

Linda Mooney mentioned that we have been asking for a sidewalk on NW 18th Avenue. Kim stated that we have been added to the end of the calendar year's budget if money is available. We have a bus

stop at the clubhouse and have had a second speed bump added to the road to help slow traffic. She stated that a third speed bump might even be necessary. We have cars racing on NW 18th Avenue and Green Road. We asked Bernie Parness during his election campaign to help remedy these issues. Chris Jones stated that we were told that the number of vehicles on the road does not matter, it is the number of fatalities that warrants a traffic light. County Commissioner Mark Bogen may be able to help with these issues. Daniel stated that according to Commissioner Parness, the sidewalk is on the budget in front of the Governor and if approved we will get our sidewalk. Chris said that we were told that money was already available for the project. Kim stressed how dangerous Green Road is and asked if they could reduce the speed limit for our residents. Wayne stated that Green Road is one of the very few in the county with mailboxes above a 35 MPH speed limit. The FDOT could not explain how that was possible during a previous meeting. He is extremely concerned as to what will happen when the SW 10th Street Expansion Project begins.

Daniel stated that we need to keep vocal about our issues. He gave an example of a project that he worked on in the past where he kept hammering officials to get a problem resolved. Linda also mentioned that we need to fight against any development or filling of Crystal Lake. She has worked on the issue for many years. He stressed that he would help protect it. Living in Century Village, he understands that West Deerfield feels left out and he will do his best to stand up for our community.

Mitch Rosenwald, the candidate for House District 98, stressed to keep hammering for what you need. He is currently the Mayor of Oakland Park. District 98 includes Deerfield Beach from Dixie Hwy. to the Turnpike. Pompano from Dixie to the Turnpike, Oakland Park and a part of Fort Lauderdale, Tamarac, and Lauderdale Lakes. Representing over 150,000 people. He is a Moderate Democrat who reaches across the aisle and is a "problem solver". August 20th is Election Day. Endorsements by unions, firefighters, police and Chamber of Commerce and Realtors. He is originally from Maryland and has lived in Broward County for 17 years. He is a social worker and Professor of Social Work at Barry University. He is licensed to private therapy and volunteers.

He is extremely concerned about property insurance increases and feels that the state government can do something. We need tort reform, and fraud prevention. There are over-inflated prices and no caps on property insurance. He wants something put into effect like homesteading on property taxes. Rosenwald does not want the Insurance Commissioner to be an appointed office, make it an elected position to be more accountable. He will try to help us with our state road issues, Crystal Lake encroachment and Monarch Hill. He might be able to help water quality and environmental issues.

Resident Linda Mooney asked if we could reach out to him about lake issues and other problems. He said to reach out to city and county officials, also. He asked if Crystal Lake is a protected waterway? Need to find out...Linda has been protecting the lake since 1996 and even went to the President for help with past issues.

Navon Wallace asked if he could help with FDOT issues? Can the multiple agencies work together? Can the Wiles Road speed limit be reduced? Rosenwald stated that he would need to work with everyone and listen to the residents. Broward County handles speed limits. Traffic engineers need help with calming issues. Spoke about counting cars, not about the fatalities. Need to keep pushing for what we want, organize and be relentless. Stressed partnerships and working across the aisle. **Update: Mitch Rosenwald did win his election on August 20th.**

President Wayne Kennedy thanked the candidates for coming to the meeting. Both appreciated the opportunity to speak to the homeowners.

CLGV2 Director (*and Rec Board Vice President*) Greg Murray shared Rec Board information. He reported that everything is working well. The ladies' sauna panel is not working, getting someone to repair it. The last Community Yard Sale was lighter than the previous one. Only seven homeowners participated, need more interest in community events. The pool and fitness room get a lot of use, and the clubhouse ballroom is rented often. He is working on more items for the fitness room. Greg stressed that homeowners need to come to the Rec Board Meetings. They need to know what people want and need. Nothing will get done without input. Hard to know when the meeting is held, one is scheduled for August 22nd at 7pm. President Wayne Kennedy stated that the Rec payment is the second most expensive part of our maintenance fees. Bingo Night held is the Third Thursday of the month.

Secretary Kim Frazer reported that there were no interviews in July. Sales are slowing down a little. Modification forms are being processed quickly. She stressed to get approval before doing any exterior changes, you do not want the expense of returning the home to the original appearance. Safety related modifications are often approved by the next day. Administrative Assistant Pam Bojec stated that eleven homes are currently for sale in the community. She is trying to get a newsletter emailed out.

Treasurer Chris Jones reported stated that we have three more payments for A-1 Tropic Painting. Chris wants to schedule a final walkthrough with them before the bill is settled. Let the Board know of any issues to be checked as soon as possible. Chris stated that the prior management company did not

resolve all the issues that were promised to the community. We do have some touch-up paint if needed.
(White and Crystal Lake Beige)

The Board is working on a new violations system. The Management company is no longer with us. Wayne is getting everything reviewed by our attorneys to ensure that things are done properly and legally. We do not want any repercussions against the Association or board members. Chris stated that the budget needs to be mailed to homeowners. Due to the increasing cost of postage, more information will be included in that mailing envelope.

There will be a community update letter, the Annual Budget, an email consent form for all HOA notifications and the violation procedures. Chris warned of possible fines and liens against homes. He stated that the Board did not write the rules, they just govern them. Parking is a serious matter; emergency vehicles need to be able to get through the neighborhood. Booting and towing will begin soon, vehicles need to be registered. About twenty more people still need to register their vehicles. One resident asked if homeowners can also report violations. There will be a new email address for violation reporting. Please send **photos, address, and the complaint to clgvph2violations@gmail.com**. The violation procedure can take almost 60 days. **Report things as soon as possible**. Issues need to be recorded in a specific way to be processed legally. When the towing signs go up, towing and booting will begin.

President Wayne Kennedy reported that BDM Property Management's contract was not renewed. We need more assistance from the community. **PHOTOS ARE NEEDED, we cannot proceed without pictures of the violations**. He stated that we do not have enough board members to investigate every complaint – report issues and send photos! The violation forms will be sent out with a photo of the violation as proof. Chris stated that we are looking into software that follows the entire violation process.

One homeowner asked about lawncare. He has replaced his lawn twice and has many weed and pest issues. He wants a better lawncare system, rather than just cutting. He also stated that we do the same things, expecting different results. Both Chris and Wayne said that the lawncare budget needs to increase for better results. We have one more year contracted with Compass Outdoor Solutions. Wayne will speak with them again. Chris spoke with the company's president about not using homeowners' water. Daniel Shanetsky will share the lawncare company information for Century Village. They have improved their lawns tremendously.

One homeowner stated that the painting company still needed to fill and paint cracks in her home. She gave her address to Chris for final inspection. Wayne stated that this is one of the projects that the Board had to take over from BDM. Many homeowners were happy that the contract was not renewed. One homeowner stated that BDM was under investigation and on the news. Mike Curtis is currently suing the Board; our attorneys have confirmed that he is not a good man. One resident reminded everyone that her car was damaged after being towed improperly from her driveway. The new system will boot vehicles, not tow them. Wayne stated that we just want the community to look good, not to punish anyone. We need help from homeowners!

One resident mentioned that the color seemed different from when her home was painted in 2020. Wayne mentioned that the new company is using a sealer which could change the color slightly. It should be a better paint job. They should stand behind their work.

One homeowner asked to have a reminder to be sent out regarding the lamp posts. She noted that she saw 37 lights out that morning, Kim will send out a news blast. Chris stated that an unlit lamp posts violation will be noted on the new system. There has been unusual behavior in some of the homes. Another resident complained about the extremely loud music by the performance shops on the weekends. Call code enforcement or the police to complain. The base can be heard halfway down the neighborhood, the sound travels across the lake.

One resident thanked the Board for their hard work and the speakers for meeting with homeowners. Another resident complained about how dark the neighborhood is at night. We need to emphasize the safety issue with the burnt-out lights. Another asked if we got to keep the information obtained through the previous parking system. The Board needed to restart the whole registration process. Chris stated that we found more renters and are working to remove them. Wayne stated that hardship rentals are allowed and stressed that CLGV2 is an owner-occupied community. Greg reminded everyone that hardship rentals are only allowed after you have owned the home for three years. The “hardship” situation is reviewed yearly. All rental requests will be reviewed by our lawyers.

Wayne also stated that we need to manage some bigger issues before revisiting our smaller community projects.

There was no Phase II Monthly Meeting held in July.

Phase II Monthly Meeting • Tuesday, June 4th, 2024

President Wayne Kennedy called the meeting to order and thanked all the homeowners for attending the meeting. All board members were present. Mike Curtis from BDM Property Management was not in attendance.

Secretary Kim Frazer stated that they had one interview this month, held just before the meeting. She let everyone know that the Monarch Hill Expansion vote was postponed again. She suggested that everyone follow the social media accounts of Deerfield Beach and Coconut Creek for updates. She will try to inform the community if she hears anything. She also let everyone know that Waste Management was demolishing the old "Wheelabrator" on part of the property on Friday. Wiles Road will be closed during the demolition. There will be helicopters flying in the area during the project. **Update: The (public) meeting will be held on October 8th.**
[Monarch Hill | Deerfield Beach, FL - Official Website \(deerfield-beach.com\)](http://deerfield-beach.com)

Mike Bollon from **Compass Outdoor Solutions** informed the community that lawns need to be fertilized, he is waiting until rainy season to put down a slow-release product. He does not want to waste the association's money. Treasurer Chris Jones would like to add more weed treatments and fertilizer for the year. He has also had complaints about ants in the yards. We may need another insecticide treatment. They will give the association a new price for additional services. Mike is trying to get healthy grass to push out the weeds. He stated that you need sun, water, and food to produce a good lawn. Everyone must water their lawns! They will fertilizer and put down a light weed control during rainy season. The insecticide only protects the grass, fleas and ticks are not covered. Wayne mentioned that he has a huge ant problem. Compass will look at the contract and see what he can do. There are only 2 insecticide treatments per year. Wayne feels we need more treatments during the year, we will revisit the contract. Fertilizer is done 3 times per year, weed control and insecticide are applied 2 times per year. Compass cleans their blades after every property (community), sharpens their blades weekly and cleans their machines. They cut the lawns to a length that keeps them healthy. Typically, their protocol is efficient for a well-manicured community. It is difficult because weeds spread through lawns.

He took questions from the community. They cut the lawns 3 times per month in the summer. Artificial grass cannot be installed in our community as per our By-Laws. Any questions can be forwarded to Mike, if needed.

WATER, WATER, WATER!!!

Treasurer Chris Jones reported that the Annual Budget was approved at the last meeting. HOA coupon books should be arriving in the mail. The Board will be mailing out a copy of the budget along with other essential information. They are trying to save on postage and send it all at the same time. A form will be included to give permission to receive emailed information, rather than printed information. When you registered for **ParkingPass**, that gave the Board permission to email you notices and other information regarding that program only. The Association is trying to get more communication provided electronically. Administrative Assistant, Pam

Bojec, has prepared that document for homeowners. **The new HOA fee increase goes into effect with the July 2024 quarterly maintenance fee payment. The increase is \$25/quarter. Do not forget to update your electronic payments.** Please check to make sure that your coupon book reflects the proper maintenance fees. There has been a report of a misprinted fee on one book. Greg will add the ACH payment procedure to CenterState Bank on our website. Chris suggested making your payment electronically to reduce the chance of a delinquent payment or fraud.

CLGV2 Director (*and Rec Board Vice President*) Greg Murray shared Rec Board information. He reported that there was a problem with the spa (hot tub). The county turned off the water by mistake and they detected a leak in the system. The motor ran without water and burned out. It now needs to be replaced. He promoted **Bingo Night**, which is held every third Thursday at 7pm. New signs will be placed throughout the neighborhood to remind everyone. He encouraged everyone to come out for a fun night! If you need a key fob, a tutorial and links have been added to the Rec Board Website: www.clcvrec.com and www.clqvph2.com.

Chris stated that the final phase of the **painting project**, (Phase 4, 78 homes) is underway. He has not received the bill yet. He wants to make sure that the work was completed without any outstanding issues. He knows that they were working on NW 49th Street, east of NW 11th Avenue. Unfortunately, Saturday morning homeowners were scrambling to move their vehicles because they had not received notice that they were beginning the project. Chris said the letters of notice should have been posted by BDM two weeks prior to the beginning of the project.

ParkingPass Update: Greg reminded everyone that the new parking system is called “**ParkingPass**”, and it will be replacing “Parking Attendant”. Their website address <https://my.parkingpass.com>. All people living in the community need to register with the **ParkingPass** system to have a vehicle in their driveway. No decals are needed with this system, the license plates will be read. Unregistered vehicles can be booted. Due to workshops and tutorials, 325 vehicles have been registered in the system. Kim thanked Pam Bojec and the board members for organizing the weekend workshops. Greg created excellent tutorials that were placed on the website. It is very simple. Keep the photos of your vehicle registration and driver’s license small in order to upload them to the website. If the document is too large it may be rejected. Homeowners can take a photo of an illegally parked vehicle and send it directly to **ParkingPass**. You will need to take a picture of the license plate. Cars can be towed from the grass and the streets. Cars will be **booted** in the driveway. **WARNING: Fines will be given for violations.** He also mentioned that we need help from the community with violation reporting.

In new business, Wayne welcomed Navon Wallace back to the Board. Navon had served as Treasurer in the past and is now able to assist the Association as a Director. Greg announced that John Spera will be taking over as “librarian” for our club house library. He facilitates four reading groups and will help update our book collection. He formally worked at the circulation desk at the Lighthouse Point Library. Kathy Barker organized the library in the past for us and did an amazing job, too. **Volunteers make our community great.** *Thank you, John, and*

Kathy! Both Greg and Wayne stressed that homeowners need to attend the Rec Board meetings, when possible, CLGV2 representation is needed.

One homeowner asked if the Board was aware of the newly passed rules and requirements for board members. Chris stated that everyone will be taking classes. Wayne mentioned that many more issues will be reviewed by our attorneys, to make sure that things are done correctly, he does not want the Board or the community to be at risk.

Greg informed everyone that the website now has a "Privacy Page" for homeowners only. You need to get proper authorization to view that information. This is now a requirement for homeowner associations. A homeowner needs to register a family caregiver as a guest to have a car registered to her home. Pam will help her with the registration.

Any issues with the painting project? One homeowner needs to have some peeling fixed. Another homeowner needs touch up paint. Update: The Board has some paint at the clubhouse, please contact the office if you need some.

Vehicles are still being parked against traffic. John Spera asked for a "news blast" to be sent out to the community. Also, Green Road residents have been putting their trash in the bike lanes. It may cause an accident, or they might get fined by the city. **Emergency vehicles cannot get through the streets because they are too congested with parked cars.** Remember to space out parked vehicles to allow cars to move freely!

Keep up to date with the Monarch Hill Expansion Project!

The item is then set for public hearing before the Board of County Commissioners at their meetings on Tuesday, September 17, 2024, and Tuesday, October 8, 2024.

[Monarch Hill | Deerfield Beach, FL - Official Website \(deerfield-beach.com\)](https://deerfield-beach.com)

Please write letters to our County Commissioners asking them to vote AGAINST the Monarch Hill Expansion Project.

The Board has sent following letter to Mayor Rich, Vice Mayor Burr and the County Commissioners.

Crystal Lake Golf Villas, Phase II

4791 NW 18th Avenue, Deerfield Beach, FL 33064 • 954-488-1772

clgv2hoa@gmail.com • www.clgvph2.com

September 5th, 2024

Dear Mayor Rich, Vice Mayor Furr and County Commissioners,

Being in the looming shadow of Waste Management's "Monarch Hill", the Crystal Lake Golf Villas, Phase II homeowners are concerned about the landfill's future. Our residents are extremely fearful of the poor air quality and toxins which are literally in our backyard. **We ask you as our elected representatives to stand strong against Waste Management's expansion request.**

Our residents are already enduring the Wiles/Green Road truck traffic and the horrific stench of the landfill on many days. An increase in size and height will allow another 16 years of this misery. It is time to close this landfill and develop a better, environmentally safe solution to the ever-growing waste issue in South Florida.

Our neighborhood is already bracing for the impact from the SW 10th Street Connector Project. We pray that the planned traffic diversion will spare us from even more debilitating traffic complications.

Please protect our community from potential health and safety concerns. **Vote "NO" to the Monarch Hill Expansion Project.**

Respectfully,

**The Crystal Lake Golf Villas, Phase II, Homeowners Association
Board of Directors**

BINGO NIGHT WINNERS

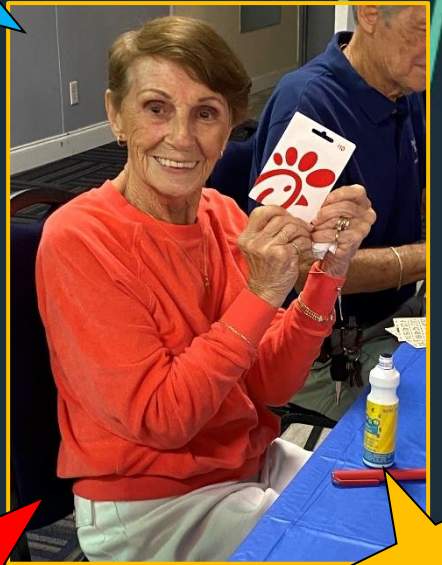
JULY



Come Join Us!
Bingo is held the
Third Thursday
at 7pm.



BINGO NIGHT WINNERS



AUGUST'S WINNERS!

BINGO



**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: Navon Wallace

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

ParkingPass

my.parkingpass.com

Choose Resident Registration

Keyword: GOLF

Full Tutorial on www.clgvph2.com

Recreation Board Information:

954-588-1938

presidentclrec@gmail.com

www.clgvrec.com

Forms Available on Rec Board Website:

***Key Fob Appointments &
Guest Temporary Parking in Clubhouse Lot***

TowMaxx Towing Company

Report Violation or Recover Vehicle

954-680-0105

3816 NW 49th St., Tamarac, FL 33309

Compass Outdoor Solutions

Lawncare

Mike Bollon • **(954) 448-2225**

mike@compassoutdoorsolutions.com

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: HSQJB

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.clqvph2.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.**