

# *Crystal Lake Villager*

Newsletter of Crystal Lake Golf Villas, Phase 2

August 2021

## **Phase II Monthly Meeting • Tuesday, August 4th, 2021**

Mike Curtis from BDM Management Services informed the Board and residents about his plan for addressing violations. He is beginning to enforce on Green Road first and will work his way to NW 48<sup>th</sup> Place. He will be looking for modifications done without HOA approval and other violations. He reminded the residents to apply for their “Smart Decals” because he intends to start enforcing the new resident parking pass rules very soon. Please contact Mike at [mike@bdmpropertymanagement.com](mailto:mike@bdmpropertymanagement.com) if you haven't received your decal or need to register your vehicle. Delays in receiving your decal could happen due to the number of “smart decals” requested per home and if the vehicle is not registered to someone on file as a resident/homeowner.

Treasurer Chris Jones reminded everyone to pick up their new equipment for the high-definition service included in our new contract with Comcast. You **SHOULD NOT** be charged for this upgrade in equipment. Make sure that you inform them that you are part of the Crystal Lake Golf Villas, Phase II bulk agreement. The letter explaining our new service is included later in the newsletter. Additional services such as premium movie or sport channels are not included in our contract. Internet service is also an additional fee. Be sure to review your bill to see if it is correct and that you are not being overcharged.

Secretary Kathy Barker stated that home sales have slowed slightly, but the values are in the \$300,000's.

The Board is still looking for a contractor to remove shrubs and brush along the lake on Green Road. President Bob Freund wants more clarification from the city as to what they

want cleaned up. The Board would also like to explore the idea of putting some sort of barrier along Green Road to discourage people from trespassing in residents' backyards.

Mike stated that "Final Notice" will be replacing the faded signs in the community. Chris suggested adding "No Solicitation" signs to the same posts.

Bob also mentioned that our home information files really need to be more accessible electronically. Pam has transferred some of the "paper" files already, but more work still needs to be done. Our new management company may need information quickly to clarify that exterior improvements have HOA approval.

Please be reminded that all exterior work needs prior HOA approval BEFORE work begins. A modification request can be sent to [CLGV2hoa@gmail.com](mailto: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.

**Director Greg Murray has been busy adding information to our websites.**

**Please check out [www.clgvph2.com](http://www.clgvph2.com) and [www.clgvrec.com](http://www.clgvrec.com)  
for community information and events.**

**He 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>**

**The next Phase II Monthly Meeting will be held  
Tuesday, September 7th at 7 pm.**

**REMINDER: Crystal Lake Golf 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 - you may need them!**



## **Rec Board Monthly Meeting • Thursday, August 6th, 2021**

President Brooke Meltzer reported that the parking lot will be worked on beginning August 9<sup>th</sup>. The clubhouse will be closed during the paving project. The facility is expected to be closed for 2-3 days. The project will also include adding electrical piping for additional security cameras in the parking lot. The Board will also install additional security cameras in the ballroom and patio to help cover some blind spots.

Brooke announced that Stuart Feigenbaum has resigned from the Board. She thanked him for his service to the community and Rec Board.

The Board announced that due to increase Covid reports, they strongly encourage wearing masks in the clubhouse and when social distancing is not permissible.

Brooke reported that the weight machine has been fixed in the gym and suggested that instructions on “How to Use the Equipment” signs be posted to help residents. Some maintenance will also be done in preparation for hurricane season. Trees will be trimmed, and the clubhouse roof and soffits will be checked for leaks and damage. The dead palm tree will be removed. The ballroom carpet will be cleaned in August in anticipation of event rentals.

Event Coordinator Greg Murray announced that another “Food Truck Friday” is being planned for September 3<sup>rd</sup>. The committee hopes to have a regular schedule of Food Truck Events on the first Friday of the month and Bingo on the third Saturday of the month. All agreed the need for better event promotion and the need for banners advertising the events. If you are interested in volunteering and event planning, please contact the Rec Board through their website [www.clgvrec.com](http://www.clgvrec.com) or email [clgvrec@gmail.com](mailto:clgvrec@gmail.com). Volunteers are always needed! Food truck vendor suggestions are also welcomed.

**The next Rec Board Meeting will be held on Thursday, September 2<sup>nd</sup> at 7:00pm.**



## **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!*

# **AMERICAN BUILDING CONTRACTORS**



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## **Selling a home is no simple trick!**

Negotiating successful real estate transactions is more than just jumping through hoops. When real estate needs arise, call me! I'll devote my skills and expertise to bring you outstanding results!



**Tony Kline**

tonykline@comcast.net

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**Crystal Lake Golf  
Villas  
Association II,  
Inc.**

## **Important Information – Please Read**

**Please Call Comcast or Visit the Local Xfinity Store Location to Order Your UPGRADED Bulk Services Included with your Maintenance.**

**You MUST have your Comcast Account Number from Your Comcast Billing Statement in Front of You When You Call!**

May 18, 2021

Crystal Lake Golf Villas Association II, Inc. is pleased to announce that we have entered into a new Bulk arrangement with Comcast which now includes upgraded High-Definition Xfinity Digital Starter Channel Lineup.

### **Old Agreement Bulk Services**

- Digital Starter Service Channel Lineup
- (2) Digital Receiver (2) Digital Adaptors – Standard Definition

### **NEW Upgraded Bulk Services – Available on 06/01/2021 and After**

**Please note that if you call or visit the Xfinity store before 06/01/2021, the upgraded Bulk services will not be in Comcast's systems, and the Comcast representative will not be able to assist you.**

- **Digital Starter Service Channel Lineup**
- **(2) Digital Receiver (2) Digital Adaptors – ALL High-Definition**

If you already have High-Definition Service and one or more of the Upgraded Bulk Digital Receivers and Digital Adaptors, Comcast will automatically update your individual monthly Comcast bill to stop billing you for the now included High-Definition service from the Bulk Account master billing implementation date of 06/01/2021 forward. An applicable "prorate" credit should appear on your next Comcast bill for any applicable High-Definition charges for which you may have paid in advance. You will also continue to be able to purchase additional services from Comcast (which are not included in the bulk (like Internet, premium channels, video-on-demand or rent additional cable boxes) for which you will be billed directly each month by Comcast.

### **Upgrade Installation is Simple:**

**At no charge you may choose to pick up an easy-to-use self-installation kit at the Xfinity store, or schedule a professional installation appointment. Professional installation fees will apply.**

### **STOP BY THE XFINITY STORE**

**4407 Lyons Road, Suite 101A Coconut Creek, FL 33073**

**Mon-Fri 9:00AM – 8:00PM | Sat 9:00AM – 7:00PM | Sun 12:00PM – 6:00PM**

If you would rather speak with a representative in person, visit your closest Xfinity Store above, on or after 6/1/2021. **You may exchange/pick up your HD settop boxes at that time at no charge.**

### **CALL COMCAST**

To order, change, or upgrade your services, call 1-800-xfinity (1-800-934-6489) on or after 6/1/2021 to speak with an Xfinity representative and schedule your installation.

To set up or verify your account, you'll need your account number, address and phone number, Driver's License number, and Social Security number.

### **STARTING 06/01/2021 – NOT BEFORE**

**Please note that if you call or go to Comcast before 06/01/2021, the upgraded services will not be in Comcast's systems, and the Comcast representative will not be able to assist you.**

**Crystal Lake Golf Villas Association II, Inc. | 4791 NW 18th Ave, Deerfield Beach, FL 33064**

## **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 18<sup>th</sup> Avenue  
Deerfield Beach, FL 33064

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

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

**Website: [www.clgvph2.com](http://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](mailto:clgv2hoa@gmail.com)**

### **Recreation Board Information:**

**[presidentclrec@gmail.com](mailto:presidentclrec@gmail.com)**

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

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

**Website: [www.clgvrec.com](http://www.clgvrec.com)**

### **Outback Landscaping**

**Mike 561-239-4530**

### **TK Pest Service**

**Lawn Fertilizer & Pesticide Treatment**

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

### **Final Notice Towing**

**954-393-0234**

### **BDM Property Management**

#### **Violation Reporting**

**Michael Curtis**

**[Mike@bdmpropertymanagement.com](mailto: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](https://www.nextdoor.com/join)**

**Code: HSQJBJ**

# CRYSTAL LAKE GOLF VILLAS, PHASE II MODIFICATION REQUEST

For Home, Driveway, Landscaping or Exterior Alterations

Please email to: [clqv2hoa@gmail.com](mailto: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.)**

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**\*\*\*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: \_\_\_\_\_

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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 18<sup>th</sup> Avenue, Deerfield Beach, FL 33064 • 954-488-1772

[clqv2hoa@gmail.com](mailto:clqv2hoa@gmail.com) • [www.clqvph2.com](http://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.**