

Crystal Lake Villager

Newsletter of Crystal Lake Golf Villas, Phase 2

September 2021

Phase II Monthly Meeting • Tuesday, September 7th, 2021

Commissioner Bernie Parness opened the meeting informing residents that the county is wavering on putting a traffic light on Green Road. Despite accidents, speeding cars and increased traffic, he said that the light project still doesn't have a start date. The county will be monitoring traffic in December. Vice President Wayne Kennedy asked about the sidewalk project that had been mentioned in the past. Commissioner Parness didn't have an update on that project. He mentioned a new local noise ordinance that may help with the loud cars on NW 16th Avenue and Green Road.

Mike Curtis from BDM let the Board know that most of the residents have registered their vehicles. The homes that have not received their requested passes may need to provide more information and their vehicle registrations. Many of the "unapproved" requests have been for multiple passes and further information has been requested. Mike intends to put a warning sticker on unregistered cars first when parking decal enforcement begins. Cars without decals will be towed in the following weeks, if not registered as guests. Mike has already noticed a decrease in cars parking on the grass. He has sent out 240 violation letters, most problems are with lawns and home exterior modifications without HOA approval.

Please remember to bring in your trash bins after trash pick-up. Store the bins inside your garage or carport if possible. Trash containers should not be visible from the street. Also, tend to screened patio and garage enclosures in disrepair. Bulk trash pick-up is now on Wednesday in our area. Landscaping trimmings can be put out earlier in the week, but furniture and other bulk trash can only be put out the night before

collection. President Bob Freund reminded the residents that one of the main goals is to improve the overall appearance of the neighborhood and increase home values.

The Board and BDM will be looking for a new painting company this year. Treasurer Chris Jones insisted that we have better home preparation and pressure cleaning before paint application.

The Board saved questions/comments from the community to later in the meeting. One resident asked if the “lollipop” lights were still going to be repaired. Chris said that an electrician will be coming out to look at the lights that were reported to the Board. Another resident asked if motorcycles needed community decals. Mike stated that motorcycles must be kept in the garage or carport overnight and don’t need a decal.

The new attorneys have been doing a very good job staying on top of collections and other legal matters. Please reach out to the Board if you are having a problem keeping up with your HOA fees. Do not let your account go to collections, fees can add up very quickly. **The next quarterly HOA payment is due October 1st.**

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.

**The next Phase II Monthly Meeting will be held
Tuesday, October 5th at 7 pm.**

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

Please check out www.clgvph2.com and 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>

“Kathy’s Korner”

By Secretary Kathy Barker

Hello Neighbors,

It has been a long time since I wrote a “Kathy’s Korner” for this publication. Much has changed for us in CLGV2 since then. I am excited to see how the changes will affect the appearance of our community. I have said before that it is a privilege for me to meet every new homeowner before they move in. We have had about 20 new owners since January. Lots of comings and goings. One thing I like to stress at those interviews is to encourage all of them to get to know their neighbors! We should all try to do that when we see someone moving in near us. We really have 325 neighbors, so obviously we cannot meet all of them, but we can make an effort to know as many as possible. A good way to do that is to come to the events that the Rec Board has planned: Food Truck Night, Bingo Night and coming up, parties for Halloween and Christmas. Those events have been a lot of fun and allowed us to meet people who are neighbors all over CLGV2. Back to the idea of a good neighbor. Let’s try to look out for the safety and security of us all. If you see something that looks suspicious, call 911. If you have a concern about an issue with your neighbor, go to them. Talk to them. Work on your concerns together. Your first call or complaint should not be to the Community phone. It should be directly with your neighbor. We are just a volunteer Board. We are neighbors just like you. So going forward neighbor, let’s make our community the best one around, both in appearance and friendliness!

Rec Board Monthly Meeting • Thursday, September 1st, 2021

The meeting began with the Event Committee reassuring all that the Food Truck Friday Night will be a rain or shine event. The Rec Board will allow residents to enjoy their food inside the ballroom in the event of bad weather. The Rec Board hopes to increase community attendance by dedicating the first Friday of the month to Food Truck Friday and having Music Bingo scheduled for the third Saturday of the month. Both events have been successful, and the food truck vendors have done very well and will return. Volunteers are needed to help get donations for Bingo prizes. Also, let the Board know of any Food Truck vendors that might be interested in participating in the community event. Volunteers are welcomed at any of the Rec Board Events. You can contact the Rec Board through their website www.clgvrec.com or email clgvrec@gmail.com.

President Brooke Meltzer invited a representative from Southern Arbor Services, Inc. to explain the benefits of hiring an arborist instead of a tree trimming company. He spoke about maintaining the health of the property's trees and the potential of damaging the integrity of the trees with bad trimming. He stated that it is more expensive to get the trees properly shaped, but they would need less trimming if done properly. The Board did decide to hire his company to maintain the center's trees. His company comes well recommended by The City of Deerfield Beach and The City of Lighthouse Point. His company also maintains the trees in Phase I.

The parking lot repaving project has been finished by 5 Star Paving and the Board is now working on enhancing the parking lot security. The Board is also working on installing a speaker system throughout the building for announcements. Brooke also mentioned that parts were ordered to fix the equipment in the workout room. The Board is starting to work on next year's budget.

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

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

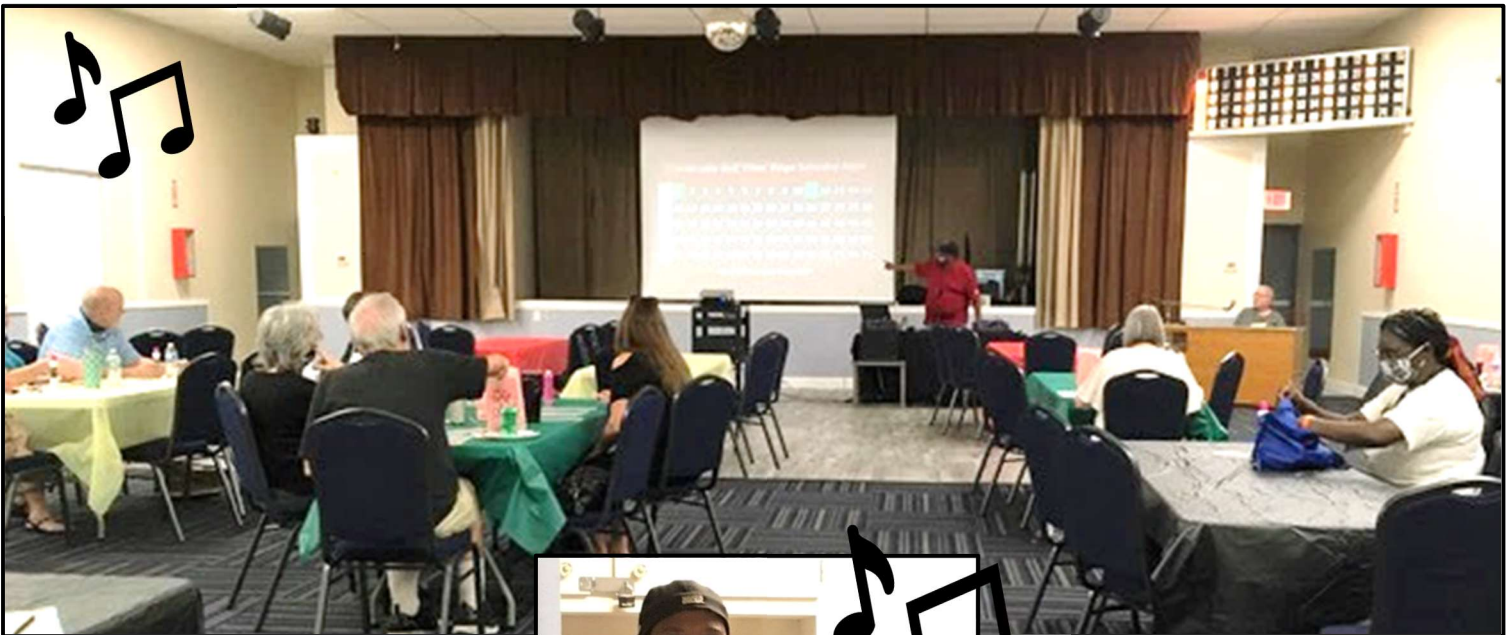


It was another successful Food Truck Friday Night. Despite the threat of rain, many families enjoyed great BBQ from "Right Off the Bone" *(They sold out!!!)* and yummy treats from "Kona Ice".

The next event will be Friday, October 1st at 5:30 pm, rain or shine.



★ September BINGO! ★



It was another great night of BINGO! We had new players, seven lucky winners and lots of neighborly kindness. Greg premiered a new Bingo screen that he created and played some excellent tunes. Brooke greeted the players and sold game cards. Sheldon graciously helped in the snack bar. Bob called out the numbers and Kim checked the winning cards. Thank you to all that participated and volunteered their time. Please join us on **October 16th** for our next Bingo Night!





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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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Crystal Lake Golf Villas, Phase II Board of Directors

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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 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.**