

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org

PROPERTY MANAGEMENT

Pinnacle Property Management, LLC
1511 E. St. Rd. 434
• Suite 3001

Winter Springs, FL 32708
Anne Smith, *Property Manager*
407.977.0031

asmith@ppmorlando.com

Amenity Center Directors

Kay, Pam • 407.971.9749

Reservations • 407.971.9749

sanctuaryclubhouse@cfl.rr.com

Architectural Review Applications

Download from Website or pick up at the Amenity Center. On the Website go to "eForms" to get the form or "Contact Information" to ask an ARC-related question.

Submit applications via mail or e-mail:

Questions/ARC Form Submittal

nlanghorst@ppmorlando.com

Landscape Comments/Questions

Use the online contact form or e-mail

TheSanctuaryLandscape@hotmail.com

THE SANCTUARY Board of Directors

To contact the Board use the online contact form on TheSanctuaryHOA.org website or e-mail PPM Customer Service at the address above.

Bob Howard, *President*

Pam Beer, *Vice-President*

Valerie Williams, *Secretary*

Roger Mauzey, *Treasurer*

Kay Petruzzi, *Director*,

Landscape Committee Chair

Lynne Boykin, *Director*

Sandra Alfonso, *Director*

Obtaining official records: All requests for records must be submitted, in writing, to Pinnacle Property Management. Pinnacle will have ten (10) business days to respond to the request. The resident will be notified by Pinnacle, the date and time the records will be available for viewing. Pinnacle Property Management, 1511 E State Rd 434, suite 3001, Winter Springs, FL 32708.

Annual HOA Meeting & Elections

Thursday, January 19th, 2012

in the Black Box Theatre

at Lawton Chiles

The Sanctuary 2011

Fall Festival



Saturday,

November 5

3-6 P.M.

Rain date: November 6

Join your neighbors for an afternoon of fun!

Pony Rides, Games, Snow Cones, Bounce House and TJ's Seafood Shack is providing food to purchase. Call Sandra Alfonso to volunteer at 917-217-8475.

In order to have an accurate account of the number attending, please come to the Amenity Center for your admission ticket.

President's Message



Submitted by President Bob Howard

As Fall rolls around again, we're looking much better in the budget department; though things remain tight, we are looking to end the year in balance. This has been largely due to our continuing restrictions on discretionary spending and our more aggressive collections policy. I reviewed those policy options in the last newsletter, and our policy memo is posted to the web site. We continue to adapt and modify that policy as we go forward, but are committed to reduce our overwhelming level of unpaid Association dues.

Let me stress that the HOA will bend over backwards to work with homeowners experiencing financial difficulties to arrange payment plans. I would strongly encourage owners seriously in arrears to work with our management company to set up a plan; if our efforts to accommodate owners do not work out, we will be forced to refer the account to our attorney. Once this happens, legal fees can quickly mount up and make it even harder to resolve the outstanding debt. One recent change we've made is to offer an incentive for setting up and sticking with a payment plan through PPM. If a homeowner stays current on an approved payment plan, once the final payment is received all interest charged to the account will be waived. For many of these accounts, this can result in substantial savings. Bottom line, we are all members of this Association, co-owners of the orga-

nization and our common areas and amenities. All of this takes a great deal of money to operate and maintain and it is unfair for the majority of members to carry the burden for those who do not pay, but continue to enjoy our lovely community.

In my continuing effort to limit my nagging, I'll offer this quarter just a couple of items. We'd like to ask that members not block open the gates to the pool area. We've had recent problems with groups using our facilities, blocking gates open so that large numbers of non-members can enter.

Once again, from OPD Chief Chudnow—please lock your cars!! We are still experiencing regular "break ins" of unlocked cars parked outside. The Chief reports that virtually all of thefts from vehicles are from unlocked cars, so please remember to lock up!! OPD also recommends backing in when parking in the driveway to facilitate police security checks while driving by.

Looking ahead to our January annual meeting, I wanted to remind everyone that we really need your cooperation to ensure we have a successful meeting. If you are not planning on attending, please—please—please send in the proxy card you will receive with the formal meeting announcement!! If we do not make our quorum, we have to reschedule the meeting, which is costly and disruptive to Association operations, so please take a minute and send in your card!

As always, I'll end with a final plea for more participation in our community by all our members. There are positions available on every committee and there are always opportunities for assisting on special projects. I'd also like to ask you all to consider signing up to volunteer for occasional assistance in any of your areas of expertise. For example, we've had members who have offered their services in IT, electrical work, engineering, plumbing and other areas where we every so often need a quick assist in some task or project. One of the purposes of our Association is to build a sense of community in The Sanctuary—offering to contribute in this fashion is one way you can play a part in building that community. So please consider offering your expertise. Call the Amenity Center or

email me or any of the Board members.

Thanks, and have a great fall! *

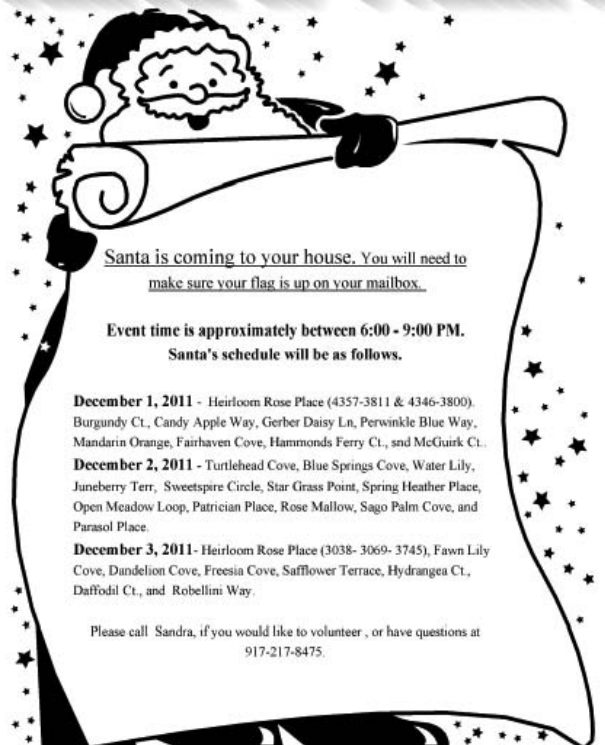
Annual Meeting Attendance/Proxy

The Association's annual meeting will be on January 19, 6:30 p.m., at Lawton Middle School (same as last year). We have a number of issues to discuss and we encourage everyone to attend.

The formal meeting notice will arrive soon and will include the usual proxy card. If you are not attending, PLEASE return your proxy!! If we don't make our quorum, the meeting will have to be rescheduled—an expensive proposition! You may designate anyone you like to vote in your place, or you may simply assign your proxy to the Secretary.

Continued on page 3

SANTA IS COMING



You may also use this form to nominate yourself for one of the three open positions on The Sanctuary's Board of Directors. This is a great opportunity to serve your community and make sure your voice is heard in directing the affairs of the Association, so please consider running or serving on one of our several committees. Serving need not take up a great amount of time, just one meeting a month, and is a very rewarding experience!

Amenity Center Access Cards: along with the proxy designation, the form will include a space for verifying your Amenity Center access card information.

We have over the years accumulated a rather large number of account numbers that we can no longer validate and have established a policy of annually re-ver-

ifying all Sanctuary access cards. This is similar to the program at Live Oaks and will help us in limiting access to members only.

Along with your proxy, simply fill out the specified contact information and, most importantly, the serial number from your access card (instructions on where to find the number will be included).

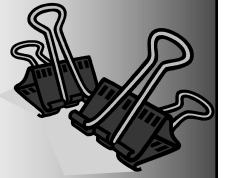
If you do not return the completed form by the designated date (TBD—see the instruction letter), you will have to come by the Amenity Center office to renew your access card – after the cutoff date, all non-verified

cards will be deactivated! *

HOA Dues

Your HOA dues are due the first of January. If you do not have payment coupons, contact Pinnacle Property Management, 407-977-0031. Late fees apply. *

Covenant's Corner



Submitted by President Bob Howard

Questions continue to come in about parking commercial vehicles. The standards clearly prohibit parking of any commercial vehicle on your driveway or on the street. A commercial vehicle is simply a vehicle whose principal purpose is business activity of some sort. Cars and trucks with business logos or signage are obvious, but any truck with a clear commercial purpose is also included, even if not marked as such.

We're also still getting questions over the painting standard. First, please remember that ALL house painting must be approved by the ARC! Everyone, even those who previously painted non-standard colors, must conform to the standard established back in June, 2009. The approved color palette is available at the Clubhouse and the Community Standards document is available online with more specifics. The ARC will approve a body color and a trim color. Garage doors must be painted body color, although white is possible if approved by the ARC. All trim must be trim color, to include all detailing such as corbels and other architectural foam decorative elements. Variances may be granted for painting shutters a contrasting color, such as matching a black front entry door, on a case-by-case basis (such as we did for the Clubhouse). Finally, PLEASE take a color sample chip with you when you buy your paint (or instruct your painter)—have

the supplier scan the sample to ensure a proper match.

With fall here and the dry season upon us, please remember to adjust your irrigation schedule to meet the changing requirements of the season. Also, now that the city has dramatically improved the reclaimed water system, we encourage you to shift your watering time to the early morning, which is the most efficient and the most beneficial to the lawn. Be careful to avoid over-watering during the cooler months, as that can promote disease and pests.

While we've seen great improvements throughout the community, there are still a number of lawns in violation. Fall is the perfect season for lawn renovation, with cooler temperatures and less stress, new lawns can spend the winter season establishing strong root systems and preparing to deal with the summer heat, so do consider re-sodding or renovation if needed to spruce up your lawn. Remember, the Association strongly supports the Florida-Friendly Landscaping principles and we encourage you to explore ways to lower your dependence on irrigation with alternative turfs such as Zoysia and by increasing your plantings of native and drought-tolerant shrubs, grasses, trees and ground covers. Please remember that you need to submit an ARC application when you modify your landscaping plan. The application can be found on our web site.

Continued on page 4



**MARTA ZELAYA, GRI
REALTOR®**

CHARLES RUTENBERG REALTY

CELL: 407-221-9265

EMAIL : MPZELAYA@CFL.RR.COM

Oviedo resident servicing the real estate needs of my neighbors since 2001. I have been a realtor since 1994 and I take great pride in representing all of my buyers and sellers with the upmost professionalism and integrity.

Call me with any real estate questions you may have if you are considering buying or selling a home or to schedule a free, no obligation consultation in the privacy of your home or in my office.

My profession is Real Estate but my specialty is Customer Service.

Covenants continued

As you do your fall landscaping and clean-up, please remember that you may place yard waste on the curb at dusk on Wednesday evening for Thursday pickup. If you are trimming over the weekend, please store the waste out of sight until that time. Piles of debris left for four or five days on the curb are unsightly and also can wash into the storm drains, causing drainage problems as well as contributing to pollution in our retention ponds. On the same topic, please remember it is against both St. John's River Water Management rules and our own standards to blow grass and yard debris into the street, for the same reasons, so please direct your grass clippings back onto the lawn—it's better for the environment and your lawn, and preserves our nice streetscape!

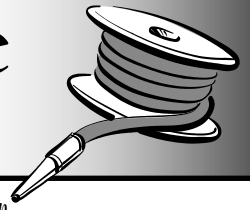
Some homeowners who rent their houses are confused about (or unaware of) the "single family" rule. Paragraph 17 of the Covenants' Exhibit B, "Use Restrictions," states: "...no Unit may be leased to other than a Single Family, ...one or more persons related by blood, adoption or marriage living and cooking together as a single housekeeping unit...A number of persons not exceeding two (2) living and cooking together as a single housekeeping unit, though not related by blood, adoption, or marriage shall be deemed to constitute a family." The most troublesome violation of this rule we have experienced is when owners rent to several college students. While some of these rentals cause few if any problems, many have generated dozens of complaints over noise, excessive parking, trash, failure to maintain the property and

the like. The Association will continue to aggressively pursue corrective action against these violations. If you are a homeowner contemplating renting your home, please remember you are required to submit all leases to the property manager within ten days of signing.

As usual, we end up focusing in this column on the more negative aspects of our Covenants enforcement, but it's not our intent to be the neighborhood nags. The truth is, we have a lovely community and the Board is constantly receiving positive comments from visitors, from Realtors and prospective buyers and even from the city of Oviedo. Our purpose is not to harangue or punish, but to encourage all members to continue to take pride in their own properties and in our community as a whole. We on the Board and the various committees are volunteers, homeowners like you, who give what they can to help ensure our community stays the vital, exciting and beautiful place to live that we all enjoy. We are always looking for more volunteers interested in serving in any number of capacities. All committees have openings and anyone interested can contact the chair of that committee or any Board member.

Finally, I'd like to leave you with an appeal to please be kind to our wildlife! I'm thinking here primarily of our three resident Sandhill Crane families. These beautiful but ungainly birds are an endangered species and protected by law. Please tell your kids to not harass or disturb the birds as they wander through our neighborhood (and please keep your dogs from chasing them!). It's the law and it's our Covenants...and it's the right thing to do! *

Landscape Update



Submitted by Kay Petruzzi, Chairman

Well, our main entrance island was damaged again by a vehicle accident during the summer and we have been in the process of re-designing this area. I am hopeful that this will be complete by the time this newsletter is published.

With a limited budget for upgrades we are diligently looking at ways to continue to beautify our community and stay within fund allocations.

We are aware that there are areas that still require some upgrading and sprucing up and these areas are on the upcoming agenda.

On the whole our community is looking good.

Finding cost saving solutions without affecting the quality or curb appeal of the community is still my goal.

I am happy to say that many areas of our community have been re-done utilizing that concept.

As always, input from homeowners is always welcomed. Anyone interested in joining the Landscape Committee can send an e-mail to me at: TheSanctuaryLandscape@hotmail.com *



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Prices include: lights, cords, timers and light set-up, as well as post-season take down & supply storage bins.

*The holidays will be here soon!
Don't delay- call **Mike** at (407) 902-8054 for a free estimate & to reserve your installation date!*



LYNNE BOYKIN, Realtor
#1 Coldwell Banker Agent, Oviedo

Cell:
407-587-9326

I LIVE IN THE SANCTUARY!
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OVER 50 SANCTUARY HOMES LISTED & SOLD!

I live in this community and I care about the people and the neighborhood. I know the market in the Sanctuary and what it takes to sell your home. Please feel free to call me any time with any of your real estate questions or needs. I am never too busy to talk to my Sanctuary neighbors.

Specializing In:

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Security Update



Submitted by Kay Petruzzi, Chairman

Here are some tips that will help keep your home and possessions secure:

- Always lock car doors when not in use & remove valuables.
 - Keep garage doors closed.
 - Advise Police when you are away on vacation.
 - Have your neighbor pick up packages.
 - Use timers to turn on lights automatically.
 - Leave your shades and blinds in their normal position when away.
 - Turn bell on telephone low so burglars will not hear it ringing.
 - Stop deliveries of mail, newspapers and magazines.
 - Mark a special identification number (from Police Dept.) on all valuable possessions. Use an electric engraving pen.
- Lastly,
- Make sure your Devcon Alarm System is activated and use it whenever leav-

ing the house even if it is only for 5 minutes.

As always, Safety First. We are in need of volunteers for the Community Watch Committee. Please e-mail me at: SanctuaryCommunityWatch@hotmail.com *

Police Security

Please continue to report speeding and suspicious individuals to the Oviedo Police non-emergency number (407-971-5700).

The police department encourages residents to use this number when they are concerned for their own or others' safety.

Access Card Verification/Renewal

Your Amenity Center access card will expire at the end of this year. To verify/renew your card at no charge:

- Complete the contact information form enclosed in the Annual Meeting notice letter sent to your address. Note deadline dates given in the letter.
- Fill out the Annual Meeting Proxy Designation part of the form.
- Include the SERIAL NUMBER printed on the access card.
- Mail the form to the address indicated in your letter — or bring it to the Amenity Center.
- **Deadline: Dec. 31** (all unverified cards will be deactivated).

Please help us ensure that access to your Amenity Center remains an exclusive benefit to HOA members.

Renew your card today!

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(National Academy of Sports Medicine)

OVIEDO LITTLE LEAGUE SOFTBALL & BASEBALL

GIRLS AGES 4 - 6 & BOYS AGES 4 - 12



Spring Softball / Baseball Season
New & returning players
Register Online

Starting November 1, 2011

oviedolittleleague.com

— or —

*Registration In-person at
King Street
Saturday, January 8th, 2012

*Skill Assessments @ King Street
(go online for age group times)

Tuesday January 10th

Thursday January 12th

Saturday January 14th

*Dates subject to change. Check online for latest info.

\$125 Baseball & T-ball

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(\$5 sibling discount per child)



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Amenity Center

FEES

TENANT (NEW) ACCESS CARDS: \$35.00
(Must have copy of tenant's Lease Agreement)

RESIDENTS

New homeowners are entitled to one Access Card,
Photo ID and Tennis Key at no charge. Proof of
purchase/ closing statement must be presented.

ADDITIONAL CARD..... \$10.00

LOST CARDS..... \$10.00

PHOTO IDENTIFICATION CARDS

LOST Photo ID Cards..... \$5.00

LOST TENNIS KEY..... \$5.00

For all residents: only one tennis key will be given
out.

AMENITY CENTER RENTALS

Rental Fee \$50.00

+ Security Deposit \$100.00

Time line is for three hours/ 25 people maximum/
security deposit will be returned within one week
as long as guidelines have been met.

Get Stronger—Get Healthier— Get Fit !

TERESA SOLANO



Photo by
Nadinasby.com

- ISSA & ACE Trainer Certified
- 2009, 05 04 Winner's Circle Komen 5K Race for the Cure
- 2008-11 Wins as a Nat'l Physique Committee Competitor

- 8 year Breast Cancer Survivor & Mother of 2

Rates

60 Minute Session.....\$60

8 Session Package ...\$350

16 Session Package ...\$650

24 Session Package ...\$850

- Body Analysis
- Weight Training
- Cardio Training
- Nutritional Counseling

Call Teresa:
407-375-3426
Tfit62@Gmail.com



Lunch and dinner items under \$10.00 (includes 2 sides)

Monday:

Kids eat free!

Wednesday:

Free ice cream for everyone!

Thursday:

\$1.00 domestic, \$1.50/\$2.00 premium

Friday:

Fish Dinner \$7.99 (includes 2 sides & hushpuppies)

Amenity Center

The Amenity Center Office is open from 9:30am to 5:00pm, weekdays, and from 11:00am to 5pm, weekends. The facilities are available from 5:00am to 9:45pm, daily. **Please note that the alarm system automatically activates at 10:00pm, so please exit the center prior to that time or the alarm will go off (and Devcon will call the police!).** If you are the last person leaving, PLEASE turn off all lights, ceiling fans and televisions.



Pooch Pickup!! Don't throw away \$50.

Please pick up after your pet. Not only is it a health issue, you will be fined. The City of Oviedo can levy a fine of \$50 when you get caught. We urge you to just pick up. For more info: <http://www.seminolecountyfl.gov/dps/ansrvs/ordinances.asp>

or call Dept. of Public Safety, Animal Services Division @ 407-665-5110. Also: www.seminolepublicsafety.org.



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TheSanctuaryHOA.org

Many homeowners are finding The Sanctuary Website to be a helpful reference for questions about covenants, community standards, phone numbers to call, online copies (in color!) of this newsletter, and much much more. If you are planning outside improvements, including painting, landscaping, patios, pools or other projects, download the appropriate Architectural Review Committee form from the Website BEFORE you start your project. Check it out at www.thesanctuaryhoa.org.



E-mail List

Would you like to receive announcements of special events, meetings and activities via email? Go to our website, www.thesanctuaryhoa.org, click on Resident Feedback and send us your email to be placed on our list to receive info.



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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
NOVEMBER		1	2	3	4	FALL FESTIVAL, 3-6PM 5	
	Daylight Saving Time ends 6	7	8	9	10	Veterans' Day 11	
	13	7pm Covenants 7:30pm..... Fining Committee 14	15	16	6:30pm.....Open Forum 7pm BOD 17	18	19
	20	21	22	23	Thanksgiving Office closed 24	Office closed 25	26
	27	28	29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
DECEMBER				SANTA AROUND THE NEIGHBORHOOD, Evening 1	SANTA AROUND THE NEIGHBORHOOD, Evening 2	SANTA AROUND THE NEIGHBORHOOD, Evening 3	
	4	Pearl Harbor Day 5	6	7	8	9	
	11	7pm Covenants 7:30pm..... Fining Committee 12	13	14	6:30pm.....Open Forum 7pm BOD 15	16	17
	18	19	20	Hanukkah 21	First Day of Winter 22	23	Christmas Eve Office closed 24
	Christmas Day Office closed 25	Office closed 26	27	28	29	30	New Year's Eve Office closed 31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
JANUAR	New Year's Day Office closed 1	2	3	4	5	6	
	8	7pm Covenants 7:30pm..... Fining Committee 9	10	11	12	13	
	15	Martin Luther King, Jr. Day 16	17	18	ANNUAL MEETING, 6:30PM @ Black Box Theatre, Lawton Chiles 19	20	21
	22	23	24	25	26	27	28
	29	30	31				



THE SANCTUARY
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Advertise in The Sanctuary News Quarterly Publication

Size 1x Annual (4x)

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Card \$35 \$125

¼ Page \$65 \$225

½ Page \$100 \$375

All ads must meet approval of HOA BOD.

Preferred ad formats. Ad layouts and art:

- JPEG at 300 ppi minimum resolution.

- PDF created from high resolution art saved at "Press Quality" or "High Quality Print" setting.

- Acceptable but create extra work

- Ads created with MS Publisher or any of the Adobe graphics programs must have all images and fonts embedded. If you use a strange font and we don't have it, your layout may not reproduce properly.

- Images in MS Word files may reproduce low quality depending on the original.

Prices & frequency subject to change.

E-mail: sanctuarynewsletter@yahoo.com

Watering Schedules

No watering between 10 a.m. and 4 p.m.

Reclaimed Water

Odd Addresses: MON / WED / SAT

Even Addresses: TUE / THURS / SUN

City of Oviedo Potable (tap) Water – Winter

Odd Addresses: Saturday

Even Addresses: Sunday

The Sanctuary (Common Areas)

MON / WED / FRI



**Call the City of Oviedo Water Conservation
Office to report abuse: 407-971-5691**

**Go to <http://sjr.state.fl.us/floridaswater/conservation>
to learn more about saving
Florida's water.**