

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org

PROPERTY MANAGEMENT

Vista Community Association
Management, LLC
225 S. Westmonte Dr., Ste. 3310
Altamonte Springs, FL 32714
Harold Stewart, LCAM
hstewart@vista-cam.com
Phone: 407-682-3443
Fax: 407-682-0181

Amenity Center Staff

Office - 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. Mail or e-mail ALL applications to Vista Community Assoc. Management.

Board of Directors

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

Sandra Alfonso, President
Larry Berman, Vice President
Betty Mauzey, Secretary
Rick Yochem, Treasurer
Gabriel Bravo, Director
Paul Brodsky, Director
Renee Katsov, Director

Obtaining official records: All requests for records must be submitted in writing to Vista Community Association Management. Vista will have 10 business days to respond to the request. Resident will be notified by Vista the date and time records will be available for viewing. Vista Community Association Management, LLC, 225 S. Westmonte Drive, Suite 3310, Altamonte Springs, FL 32714.

From the President ..Sandra Alfonso

Summer of 2013 has brought many exciting changes to The Sanctuary. Not only has the value of our homes increased, but also there is a great reduction in the number of foreclosures in our community.

Amenity Center Redo
Renovation of the Amenity Center interior has been completed.

In May, we were pleased to see many of our neighbors attend the Open House to preview renovations and meet many of the new neighbors who recently moved to The Sanctuary.

Your Board has adopted a new "Open Door" Policy which gives Association members the opportunity to use the large meeting room and smaller conference/card room anytime the Amenity Center is open as long as a party is not booked or a Board or Committee is not meeting.

If you need a quiet place to study, read, relax or work on a project, please feel free to use the Amenity Center.

WIFI access is available.

Rooms are available from 5:00 a.m. to 9:45 p.m., the

same hours as the gym.

With a property the size of The Sanctuary, after more than 10 years of use, many areas are in need of refurbishment.

The men's rest room in the cabana has been remodeled.

The women's cabana rest room is slated to be remodeled next year.

A new water fountain near the soccer field and basket-

ball court will be available, even when the pool area is closed at night and access to the cabana is prohibited.

The swimming pool will be resurfaced this winter.

A portion of your dues goes into a reserve fund, so that when community property needs replacement or refurbishing, we do not have to have special assessments to pay for them.

Your Board is also pleased to announce that we have a new landscape maintenance

Continued on page 4



Fall Festival
Saturday, October 19, 2013
4 - 7 p.m.

Bounce houses, music, face painting and games for kids, cotton candy, raffles and food for sale.

Join your neighbors for an afternoon of fun!

To Volunteer e-mail the sanctuaryclubhouse@cfl.rr.com

Home-based Businesses
Are you interested in setting up a display to let other residents know about your business (no selling)?
Contact the clubhouse.

News Around the Neighborhood

Do you know someone in our community who has a story to share?

Has your child been awarded an honor at school or by volunteering in our community?

Has your neighbor just had a baby?

Do you want to send blessing to a loved one in the Military?

We want to hear about it.

The Sanctuary is our home and we want to share in all wonderful experiences of this great community.

So tell us all about it and we will spread the news so everyone in the community can share in your joy (see story on page 4).

Please submit all requests to

Sanctuaryclubhouse@cfl.rr.com

...or drop a note in the Amenity Center drop box.

If you want your news to make the next newsletter please submit by October 15, 2013.

Covenants Corner

Just Where Do Fences Go?

Some past Architectural Review Committee (ARC) rulings—and some misleading illustrations in the newsletter—have led to confusion about placement of fencing on interior and corner lots.

Amendment I of the Covenants (Article IV, Section 21 (e)) states that no fencing “shall be constructed forward of the rear side of any residence.” Covenants Article IV. 4.5, however, provides limited latitude for variances due to “circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental

considerations require...”

The ARC has relied on this paragraph to grant variances to allow some fencing up to 10 feet forward of the rear corner.

Current ARC policy is to only allow these variances due to the *extreme* circumstances noted above.

Further, approval of one variance does not set a precedent for other approvals.

Paragraph 4.4 gives the ARC power to treat each request on its own merit, regardless of the outcome of other requests.

Corner Lots

Corner lots create their own



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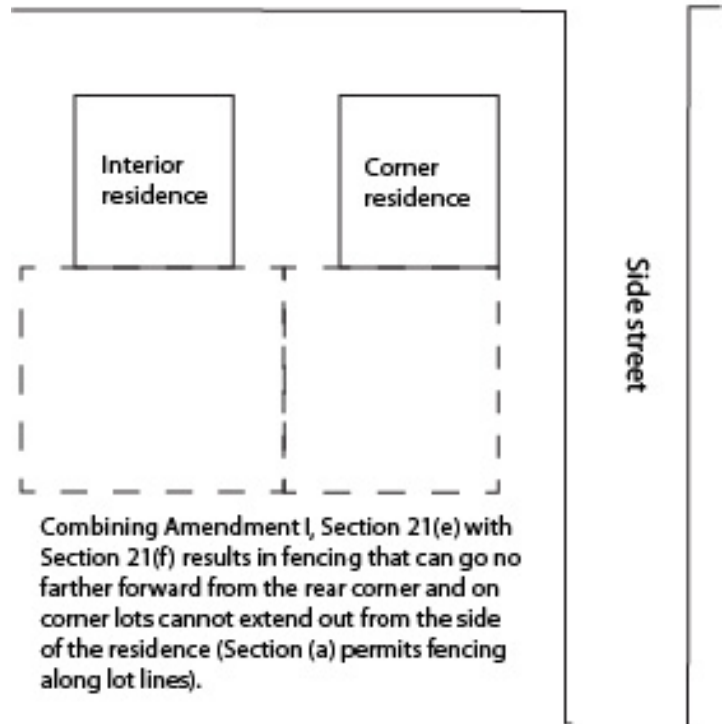
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Combining Amendment I, Section 21(e) with Section 21(f) results in fencing that can go no farther forward from the rear corner and on corner lots cannot extend out from the side of the residence (Section (a) permits fencing along lot lines).

The bird's eye view of two lots shows fencing along the lot lines of the interior lot, but anchored to the back corner of the residence. Corner lot fencing may not extend outward from the side of the residence.



The illustration above shows proper placement of a fence at the back corner of the residence. In this case, the residence is on an interior lot, so the fence can be located at the property line.

separate issues with fence placement.

In addition to the “back corner of the residence” rule, corner lots have a set-back requirement from the street on the side of the residence (4.3.(a)3.).

Normally this means the side of the residence facing the side street, and Amendment I clarifies this with Article IV, Section 21(f), stating that no fencing shall be constructed “forward of the side of the residence closest to the side street upon which the lot is located.”

Remember to always apply for and get written ARC approval *before* you begin any fence construction.

ARC forms for fencing are on the website or can be obtained from the Amenity Center or property manager.

Block Captains Needed

Your Covenants Committee needs some extra eyes on the neighborhood

The job is simple—and practically painless. Just serve as a Block Captain by helping the committee stay informed of any covenants issues on your block or neighborhood area.

You can be as visible or anonymous as you like.

Help us keep The Sanctuary looking good and your property value high.

E-mail VWilliamsHOA@aol.com

Community Standards Document Is Online

And the first place you should go before making any improvements outside. Check it out at

www.theSanctuaryHOA.org

In the Main Menu click on “Community Documents” and choose “Sanctuary Community Standards” from the list.

You don’t have to be logged in.

President's Message

continued from page 1

company, Central Florida Landscape and Maintenance, servicing the HOA. CFL is an Oviedo company in business since the 1980s.

You will recognize their workers by their florescent green shirts.

The new landscape contract is at a very significant savings to the Association.

CFL began serving The Sanctuary July 1.

Your Board also has awarded Focal Point Nursery a contract to design a master plan for all areas of the community. The plan will be implemented over the next several years.

Currently, our main focus is on relocating the three Sylvester palm trees, which are not doing well at the

main entrance, to a more suitable location near the Amenity Center.

Office Hours

See page 6 for new Amenity Center office hours. HOA clubhouse office manager, Rasmusery, will be happy to serve you.

When school resumes in late August, the pool attendants who work from 1-5 p.m. Monday-Friday and weekends from 11 a.m. to 5 p.m., will no longer be with us, and the office will be closed on Sunday.

Alligators

Lately, there have been numerous alligator sightings in our ponds.

If you see or encounter an aggressive alligator at least 4 feet in length, please contact Vista or the Amenity Center with the pond's location.

Ready to Paint Your House?



The Sanctuary's official color palette book, available for inspection at the Amenity Center, shows colors authorized by the ARC. Check the book &

Get ARC approval *before* you paint.

Download the ARC Approval Form from the Website or pick up from the Amenity Center

Mail or email completed forms to Vista Property Management

You also can contact the Flaggator hotline directly at 866-392-4286. They have expert gator wranglers on call.

Social Events

Your Board is very excited about the great events the Social Committee has provided this year. We had a great turn out for Meet and Greet, welcoming your new

neighbors to the community. Teen Swim Nite was a huge success. See page 9 for coming events.

Although we are very active in the community, please let us know if we are missing something, such as a street light out, a sign needing replacement, or any other area of concern that needs to be addressed.

News Around the Neighborhood

Training in The Sanctuary's Ponds Pays Off with Teen Sportfishing Championship

If you live on one of the neighborhood ponds, you may have seen Troy Holland on any given day, casting a line and reeling them in.

He's made many a cormorant, heron and a few ospreys jealous these past few months. But some of the fish he's caught (he releases them right away) are too big for the birds anyway. Nice.

Troy was training for the Teen Sportfishing Association championship held recently down at Lake Toho in Kissimmee.

And training paid off. Troy brought home the championship...the very first year

he's competed.

Nice job, Troy!

Of course we would like to give some of the credit to The Sanctuary's ponds—and for homeowners who help keep them in top shape by minding their fertilizers and not dumping trash down the storm sewers.

But most of the praise is for Troy, who set a goal and worked hard to achieve it, and to his parents and uncle, who supported him every step of the way.

If you see Troy training for his next tournament, congratulate him and wish him the best of luck.

Let's Go Fishing!

Residents of The Sanctuary may fish in any pond that doesn't have a fountain.

We've seen some whoppers caught recently.

Please be considerate of your neighbors who live on the pond.

There is a lot of land around the ponds so please fish in areas not adjoining houses.

Bottles, cups, cans, fishing line and all trash need to be taken home with you and properly disposed.

Fishing line in particular is a great hazard to cranes, turtles and other wildlife.



Make sure to use the easements—an extra-wide public-access area between two houses—to get to the ponds.

Do not trespass on private property in your search for that catch of the day.

Landscape Update

The Many Challenges of a Central Fla. Summer

August can be a bit of a toss-up for our Central Florida Landscapes, but here are some helpful hints for maintaining your yard.

Water

The single most important element to maintaining your yard is water. Whether it comes from rain or your

irrigation system, you must make sure that your yard is receiving the proper amount. If you see signs of droop in your plants or they begin to yellow, these are signs that your plants need water.

It is important to remember that in central Florida in late summer we can go through periods of high rain and drought in the same two



week period. Always make sure that your irrigation system is set properly and is equipped with a functioning rain sensor.

Your rain sensor should be set to only interrupt your normal watering when $\frac{3}{4}$ of an inch of water has been detected.

Mowing
To maintain the health and vigor of your lawns as well as reduce your lawns need for water, mow your lawn at the proper height with a sharp blade.

The proper height for mowing St. Augustine lawns is between 3.5 inches and 4 inches.

Mowing

The proper height for

For the most part your yard will tell you when it needs water. If you have St. Augustine turf or Zoysiagrass your yard needs water when the blades of grass begin to fold up or appear blue-gray in color.

If you walk on your lawn and your footprints remain visible, this is your yard telling you it needs water.

While it is important to follow local watering restrictions these restrictions do not apply to hand watering.

Your landscape plants will tell you when they need wa-

ter as well. If you see signs of droop in your plants or they begin to yellow, these are signs that your plants need water.

It is important to remember that in central Florida in late summer we can go through periods of high rain and drought in the same two

Chinch Bugs

Late summer is also Chinch Bug season, Chinch bugs are the major insect pest for St. Augustine lawns.

They suck the plants juices through a needlelike beak causing yellowing and brown spots in the turf.

Typically these areas will present themselves near sidewalks and driveways in water stressed areas of your yard.

Chinch Bugs are turf damaging insects. If left untreated they will damage or

destroy your lawn and then move on to your neighbors.

Your local home improvement store carries a number of effective insecticides that can be used to treat for Chinch Bugs.

Remember to read the label carefully and that repeated applications may be necessary.

This newsletter article was submitted by Paul Bonadonna Jr., Vice President of Central Florida Landscaping and Maintenance, Inc. and Hibiscus Lawn and Pest Control.

Paul has been working in the Green Industry for 24 years, and his companies currently maintain The Sanctuary Common Areas.

If you have any comments or questions, please send them via email to paulcfl@hotmail.com.



Advertise in The Sanctuary News

Published Quarterly

Aug., Nov., Feb., May

Size 1 time Year(4x)

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- All ads must meet HOA board approval.
 - Preferred ad layouts: PDF, JPG, PNG, TIF.
 - Minimum resolution: 266ppi PDF: "High quality print"
 - Ads created with MS Publisher or any Adobe graphics programs must have images and fonts embedded. If you use a strange font and we don't have it, your layout may not look the way you intended.
 - Images in MS Word files may reproduce low quality depending on your original.
 - Prices subject to change.
- sanctuarynewsletter@yahoo.com

New Sanctuary Office Hours

(Amenity Center Office)

- Mon., Wed. & Fri.: 8:00 a.m. – 5:00 p.m.
- Tues. & Thurs.: 4:00 p.m. – 8:00 p.m.
- Saturday: 11:00 a.m. – 5:00 p.m.
- Sunday: Closed

Key Cards and ID Badge issues should be addressed during weekday business hours or by appointment.

Facility Hours

(Clubhouse Gym, Meeting Rooms)

5 a.m.-9:45 p.m. daily

The alarm system automatically activates at 10:00 p.m., so please exit the building 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.

You. Can. Help!

Be a Sanctuary Volunteer

Sanctuary Committees need your participation.

- Covenants – meets as needed to review violations
- Fining – meets as needed
- ARC – meets once a month
- Social – meets as needed to plan events

To express your desire to serve on one of these committees please email

sanctuaryHOAvolunteer@aol.com

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Advice from the Oviedo Police Department...

Noisy Neighbors? Here's What You Can Do

Don't you just love it when you've just tucked in after a long day—maybe finally put the kids to bed, too—only to be roused (and riled) by noisy neighbors carrying on long after quiet hour?

If you lived in an apartment complex, you would know what to do: apply broom to ceiling...hammer on the pipes...call the super.

But you're in The Sanctuary (why, the very name implies peace and quiet!). Surely a front-lawn confrontation with lord-knows-who-may-be-out-there is not a good solution.

What can you do?

The City of Oviedo has noise ordinances that may

come into play in some situations.

Call the Cops

According to the OPD, you can call the "Oviedo Police Department non-emergency number, 407-971-5700, and ask for an officer to respond.

"Should this noise be in violation of the City noise ordinance the officer can issue a \$100 City Ordinance Citation for the violation.

"A second citation issued for the same violation is \$200 and subsequent violations are \$500 citations.

"Officer on the 1st visit regarding a noise complaint often will issue a warning prior to the issuance of a citation."

Noise Ordinance Applies

The city noise ordinance, (Part II, Chapter 22, Article IV, Sec. 22-120) prohibits unreasonably loud, disturbing and unnecessary noises that cause disturbance of public peace and welfare.

Sec. 22-121 lists many of the acts that could result in warnings and fines.

That rowdy party next door, particularly after 11 p.m., probably qualifies.

Section 22-118 includes TVs and radios, even during the day, if they are audible 300 feet away. Pond lots are particularly susceptible to sound-spreading problems.

Covenants Apply, Too

Oviedo's municipal code pretty much covers it, but you also have HOA cov-

enants to back your complaint.

Article III, Section 3.4(d) restricts homeowners from activities that, among other things, "generate excessive noise...or that create an unreasonable source of annoyance."

A complaint to Vista Management can result in a violation notice to the homeowner and may ultimately result in other sanctions.

Common Sense

Respect for your neighbors can avoid all this.

Keeping the party noise down—and the fireworks to July 4th and New Year's—will help everyone sleep better at night.



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Veterans' Property Tax Exemption

A recent change to Florida Statutes 196.082 gives any partially disabled (10-90%) veteran 65 or older, any portion of whose disability was combat-related and who was honorable discharged, possible eligibility for a discount from the amount of ad valorem tax on the homestead.

The discount depends on the percentage of the veteran's permanent service-connected disability. To see if you qualify take a copy of discharge papers, VA rating and county verification letter (obtain from Seminole County Veteran's office) to the county property appraiser's office.

Copies of Florida Veterans' Benefits Guide 2013 edition are available at the Amenity Center and at the FDVA website, floridavets.org.

The Florida Department of Veterans Affairs website also has links to many other resources for Florida veterans.

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DRYCLEAN AMERICA VALET

National Night Out

August 6, 6:30-8:30 p.m.

National Night Out is designed to heighten crime and drug prevention awareness; generate support for, and participation in, local anti-crime efforts; strengthen neighborhood spirit and police-community partnership; and send a message to criminals letting them know neighborhoods are organized and fighting back.

The Sanctuary Community will host a variety of special events, visits from police and fire dept., flashlight walks, contests, youth activities and anti-crime rallies.

For announcements of special events, meetings and activities via e-mail, go to the Website, www.thesanctuaryhoa.org, click on "Resident Feedback" and send us your e-mail. We'll put you on the list.

Coming Events

August

- | | | |
|----|--------------|---|
| 2 | 8-11 pm | Teen Social: DJ, Food, and Fun! |
| 6 | 6:30-8:30 pm | National Night Out (see at left) |
| 8 | 8 pm | ARC |
| 27 | 6:30 pm | Board of Directors (open forum) |
| | 7 pm | Board of Directors (meeting) |

September

- | | | |
|----|---------|--|
| 12 | 8 pm | ARC |
| 24 | 6:30 pm | Board of Directors (open forum) |
| | 7 pm | Board of Directors (meeting) |

October

- | | | |
|----|-----------|--|
| 1 | | Quarterly HOA payment due |
| 10 | 8 pm | ARC |
| 12 | 8 am-2 pm | Community Garage Sale |
| 19 | 10 am | Fall Festival (see ad) |
| 22 | 6:30 pm | Board of Directors (open forum) |
| | 7 pm | Board of Directors (meeting) |



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