

February – April 2014

# The Sanctuary

O V I E D O • F L

[www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org)

## PROPERTY MANAGEMENT

Vista Community Association  
Management, LLC  
225 S. Westmonte Dr., Ste. 3310  
Altamonte Springs, FL 32714  
Linda Bryce, LCAM  
[lbryce@vista-cam.com](mailto:lbryce@vista-cam.com)  
Phone: 407-682-3443, ext. 229  
Fax: 407-682-0181

## Amenity Center Staff

Office - 407-971-9749  
Reservations - 407-971-9749  
[sanctuaryclubhouse@cfl.rr.com](mailto:sanctuaryclubhouse@cfl.rr.com)

## Architectural Review Applications

...are available at the  
Amenity Center and on the  
Website. Online, first login to the  
site then get the form by clicking  
"Documents" on the Main Menu.  
Under "Choose a Category" select  
the form from the drop down list.  
Mail or e-mail ALL applications to  
Vista Community Assoc.  
Management.

## Board of Directors

To contact the Board e-mail  
[lbryce@vista-cam.com](mailto:lbryce@vista-cam.com).  
**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 busi-  
ness 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.

## Put ALL Your Eggs in One Basket at the Annual Easter Egg Hunt April 12, 2014

*Fun for kids — of all ages!*

10 a.m.

Call the Amenity  
Center for details  
407-971-9749

And get ready for a fun  
year of activities and  
social events with your  
Sanctuary friends and  
neighbors.

Theme nights, Teen swim  
nights, Bunco, Summer  
nights at the movies, Fall  
Festival, Community ga-  
rage sales...the list goes  
on and on...and your  
Social Activities Commit-  
tee is fired up and ready  
to party!

Hope to see you there...  
and there...and there...



**From the President** ..Sandra Alfonso

**ANNUAL MEETING**

Only 36 units, including the seven members of the Board of Directors, were represented in person at the Annual HOA meeting at Lawton Chiles Elementary School Jan. 28, 2014.

The annual meeting is extremely important to the As-

sociation. Our documents require that 10 percent of the Association (75 units) be present in person or by proxy in order for the mandated meeting to be held.

The Association incurs the expense of renting the Black Box Theater and the accompanying custodial fees to be

able to hold our meeting.

By January 15, less than 15 proxies had been sent to Vista Management or dropped off at the Amenity Center office.

Several members of the Board of Directors and the CAM, Linda Bryce, walked the neighborhood and knocked on doors to obtain proxies, so that the meeting could be held as scheduled and paid for.

The necessary proxies

were obtained after several cold and wet evenings of canvassing the neighborhood.

As a result of the efforts of the Board of Directors and the CAM, the meeting was held and the three Board members whose terms were expiring were re-elected.

Sandra Alfonso, Paul Brodsky and Margaret Mauzey were elected to two year terms.

Next year, please make an effort to attend the Annual Meeting.

It was a pleasure to see some new faces this year and to get to know the residents over cookies and coffee.

**NEW COMMITTEES**

At the February 4, 2014, Special Board Meeting, new committees were formed for the 2014 term: the Covenants Committee, the ARC, Fining Committee, Social Committee and the Recreational Committee.

The new Recreational Committee has been formed to assist the Board in the maintenance of our Amenity Center Rec Facilities. We have Tennis, Volleyball, Soccer and Basketball Committees.

These committees will be under the direction of Director, Gabe Bravo.

We still have a need for committee members. If you use one of these particular rec areas, please consider joining the committee.

Not all Board members play tennis, basketball, etc. and it is very difficult to know when problems arise that need attention, replacement or refurbishing.

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**Treasurer's Report**

**Financial State of The Sanctuary HOA**

Richard J Yochem CPA, MFFA

At the annual members meeting on January 28, 2014, I shared what I believe to be the most useful and important financial information for my annual treasurer's report.

The same night our U.S. President gave his State of the Union address in Washington, DC, we gave

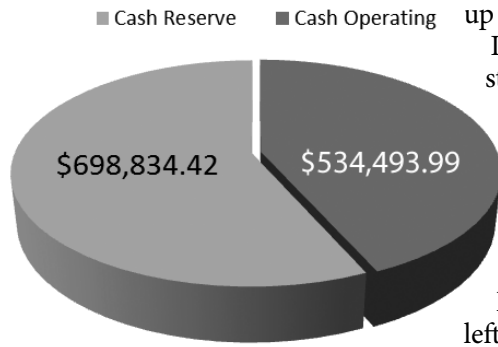
return of capital in the first quarter of this year.

I believe that you know much better than any government or HOA how to spend your money. That being said, these charts depict those important financial areas I presented at the meeting.

Please keep in mind that behind each summary of expense are other classifications of expense that make up the total.

I can unequivocally state that our cash position is very good, both in operating and in reserves. Please refer to The Sanctuary Cash Position graph at left.

**Sanctuary Cash Position  
As Of December 31, 2013**



our state of The Sanctuary presentation in Oviedo.

Now mind you, we did not skirt any questions or use smoke and mirrors to describe reality in The Sanctuary.

Rather, I presented the facts not only on how but also where we spent your dues.

Granted, we all come from different points of view from time to time regarding expenditures. This is natural—just ask my wife.

Unlike our Federal Government, we balance our budget and try hard to let you keep your money.

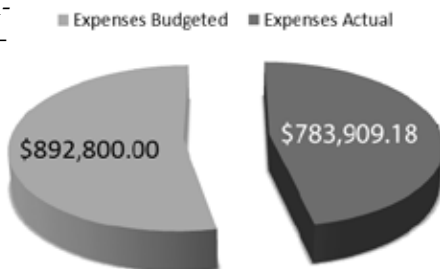
Hence, the recent

The graph below shows how we spent your dues against the budget established in 2012. Notice we spent approximately \$100,000 less than projected.

Not too bad.

On the other hand a \$17 trillion deficit and using Social Security to pay bills are examples of a sound state of

**Expenses Year Ended 2013  
Budgeted Vs. Actual**



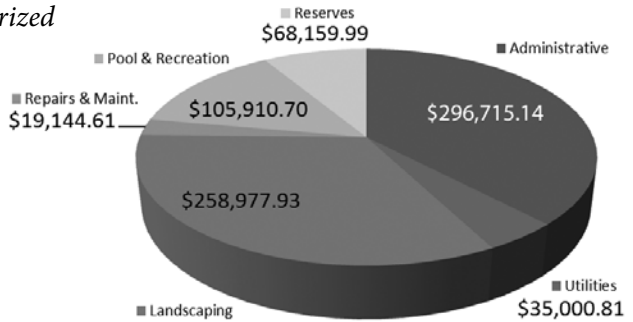
the Union? What?

The graph below details the total spending of \$783,909.18 into six major expense categories starting with administrative as our highest and repairs and maintenance as our lowest.

Again, keep in mind that each of these expense categories can be further broken down into more detailed expense classifications to arrive at each total.

In other words, this graph is summarized

**Total Actual Expenses Incurred  
Year Ending 2013**



expenses. Further detail can be given/presented to any homeowner who wishes more information.

We are currently working with our independent auditor with our audit and annual Federal tax return.

I hope the graphs tell the story, Madam President; the state of our HOA is *strong!*

If anyone has any questions or requires additional information, please do not hesitate to ask.

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## Covenants Corner

Spring is the season of renewal.

But even though, around here, it's not much different from late winter, most people get the urge to "freshen up."

You know: you feel like cleaning out the closet, sweeping out the garage, eyeing items for the coming community yard sale, getting a new coat of paint on your house.

Uh-oh, you know where this is going. It's the old "get-ARC-approval-before-you-paint" rant.

And it keeps coming up because not having those colors approved is the costliest mistake most people make in The Sanctuary.

If you are going to shell out three grand—or two or three times that—for house painting, you should want to make sure your home sweet home doesn't end up looking like a Taco Bell or a Best Buy.

You should know by now that HOA Community Development Standards call for house colors that match a specific palette, and that you can see and get swatches of approved colors at the Amenities Center.

Don't rely on the numbers. And don't trust your painting contractor, or your paint supply store, to get the right colors. As some home owners have found out, some stores—and some painters—

may go to a computer database of Sanctuary colors... but not OUR Sanctuary. Those other developments that share our name don't share our color palette.

To be safe, get ARC approval of the actual paint, even if you plan to repaint your house the same color.

Go to the online copy of The Sanctuary HOA Community Development Standards, beginning on page 26, for more about painting your home. You can get there from the home page ([www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org)) without having to log on. Click on the words "Community Standards Document" in the paragraph of the same name.

## Advertise in The Sanctuary News

Published in Aug., Nov., Feb., May

Size	1 time	Year(4x)
B-card	\$35	\$125
3.625"W x 2"H		

1/4 pg	\$65	\$225
Vertical: 3.625"W x 4.5"H		
Horizontal: 4.5"W x 3.625"H		

1/2 pg	\$100	\$375
Hz: 7.5"W x 4.5"H Vrt: 3.625W x 9.25H		

Full pg

- 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](mailto:sanctuarynewsletter@yahoo.com)

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Offer expires: 3/31/14. Promo Code: **OviedoBD**

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## Landscape Update

Landscaping enhancements to both entrances are largely completed.

The Sylvester Palms, which were not doing well at the front entrance on Sanctuary Drive, have been moved to the pool area and seem very happy in their new location.

Please stop by the Amenities Center and see how much they add to the pool area.

All the diseased holly trees in the community have

been removed to prevent the spread of the disease.

In addition, we are in the process of removing the "declining" shrubs throughout the community. If you see areas where declining shrubs need to be removed, you can drop a note at the office giving us the location.

As soon as warm weather arrives, look forward to some landscape enhancements to the roundabout center island.

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

## Still Too Early for Spring Planting but There Are Some Yard Projects to Do

by Paul Bonadonna, Jr.

Although winter is technically here, in Florida one of the perks is wearing shorts in February.

But, historically, February is our coldest month. So let us treat this month and the beginning of March much like December and January.

Fight the urge to plant your spring annuals and vegetables or to start your spring landscape cleanup.

There will be plenty of time toward the end of March for your to-do list.

If you can't help but get outside—and who could blame you—here are some things you should get accomplished this month.

### Crape Myrtles

If you choose to prune your crape myrtles, now is the time.

If you look around The Sanctuary you will see that we have already completed the trimming of the crape myrtles on common areas. These trees can serve as an example of how to prune a crape myrtle.

Make this year's cuts above last year's. If you are not sure where last year's cuts are, look for a knuckled area on the tree where the new sprouts budded out last spring.

Make your cut about six to eight inches above this and

remember to use the "rule of thumb": try not to cut any limbs bigger around than your thumb. Avoid cutting large limbs, AKA committing crape murder.

### Knock Out Roses

February is a perfect time to cut your roses back.

Most roses are looking a little weak right now and you can prune back and reshape the bushes for the spring flush.

Remove dead, diseased and damaged limbs from your bushes. Also cut out overlapping branches.

After you prune your roses fertilize with a rose fertilizer. You can find a quality rose fertilizer at any of the big box stores. I prefer the products from BAYER.

### Turf Grass

Your turf is in its winter

phase and it wants to go dormant.

This is normal and is part of its life cycle. There isn't a person with a lawn who wants to hear that the grass should be a little on the yellow side right now, but it is the truth.

Don't worry about the color of your turf. Everything will be back to green in the spring.

It is time to get your pre-emergent herbicides down to help fight crabgrass and other weeds. You can find pre-emergent products at any of the big box stores. I prefer the products from Scotts.

### Frost and Freeze

The average annual date for the last frost in Central Florida occurs in the middle

See **Make Patience**, page 6



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## City to Require Extra Buffer between The Sanctuary and New Development

The Oviedo City Council approved MI Homes' proposal to build The Enclave at Sanctuary, proposed as a gated community on the property next to the fire station on SR 419.

The approval, which came down at the January 21, 2014, city council meeting, brought to a close several months of negotiations between Sanctuary homeowners and the developer.

Home owners in the Turtlehead Cove area wanted a wall separating the two developments that would provide a degree of privacy.

The city council's decree requires that MI Homes provide an additional land buffer of 7 feet, for a total

of 27 feet, plus a 6 foot PVC fence with conservation-appropriate additional landscape screening to separate the two neighborhoods.

The only exception is that the fence cannot be placed in the St. Johns Water Man-

agement "wetlands" areas.

MI Homes has several "Enclave" developments underway in Florida. Houses in the Apopka Bear Lake development, according to the MI Website, start at the mid \$200,000s.

Models proposed—both one and two story—would range from 2,000 to 4,000 sq. ft.



## Make Patience a Priority with Spring Planting

*continued from page 5*

of February, so be safe and wait until the first week in March to cut back any frost damage you have.

After the threat of frost or freeze is over, get out in your yard and start those projects you have been planning all winter while sitting on your porch in your shorts.

— Paul Bonadonna Jr is Vice President of Central Florida Landscaping and Maintenance, Inc. and Hibiscus Lawn and Pest Control. Paul has been in the Green Industry since 1989 and his companies currently maintain the common areas of The Sanctuary. Should you have any questions or comments please e-mail him at [paul-cfl@hotmail.com](mailto:paul-cfl@hotmail.com).

## 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.

Please submit all requests to

**[Sanctuaryclubhouse@cfl.rr.com](mailto: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 April 2, 2014.

## 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/ADT will call the police!)

If you are the last person leaving, PLEASE turn off all lights, ceiling fans and televisions.

## Veterans Corner

VA compensation benefits increased effective Jan. 1, 2014. The increase by Congress is 1.5%; notice that Congress forgot to round down the amounts:

10% - 130.94	20% - 258.83
30% - 400.93	40% - 577.54
50% - 822.15	60% - 1,041.39
70% - 1423.95	80% - 1525.55
90% - 1714.34	100% - 2858.24

If your January payment is less than indicated, the VA's system needs to be adjusted by award action. To get an adjustment contact your county service officer or your Accredited National Service Officer. Additional allowances for dependents are possible if you are rated 30% or more for a spouse/significant other or children

under 18 or 18-23 in school (also you may claim dependent parents).

File a Notice Of Disagreement (NOD) with VA Regional Office decision/rating. If you are unsatisfied with VA rating decision regarding service connection, percentage of evaluation, or effective date, you need to file VA Form 21-0958 (go on line). You can request that the VA call you once you've filed the form and can discuss the problem. You can also notify your county service officer or Accredited National Service Officers.

Time limit to file an appeal for compensation issues is one year from the date the VA mails its decision to the claimant.

## Pardon Our Pool Construction

The swimming pool is in the process of being retiled and resurfaced.

Also, the pool deck is in great need of repair and repainting. That project will be tackled soon.

We are having the shade awnings around the pool cleaned as well.

We have also replaced the landscape lighting around the pool, which will greatly enhance the Saturday night swim time this summer.

We're hoping the re-vamped pool area and other improvements will be completed soon.

We ask your patience during this time. The weather has been cold and rainy, which has slowed the remodeling process.

## 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
- Recreation – advises on rec facilities maintenance

To express your desire to serve on one of these committees, e-mail

[sanctuaryHOAvolunteer@aol.com](mailto:sanctuaryHOAvolunteer@aol.com)



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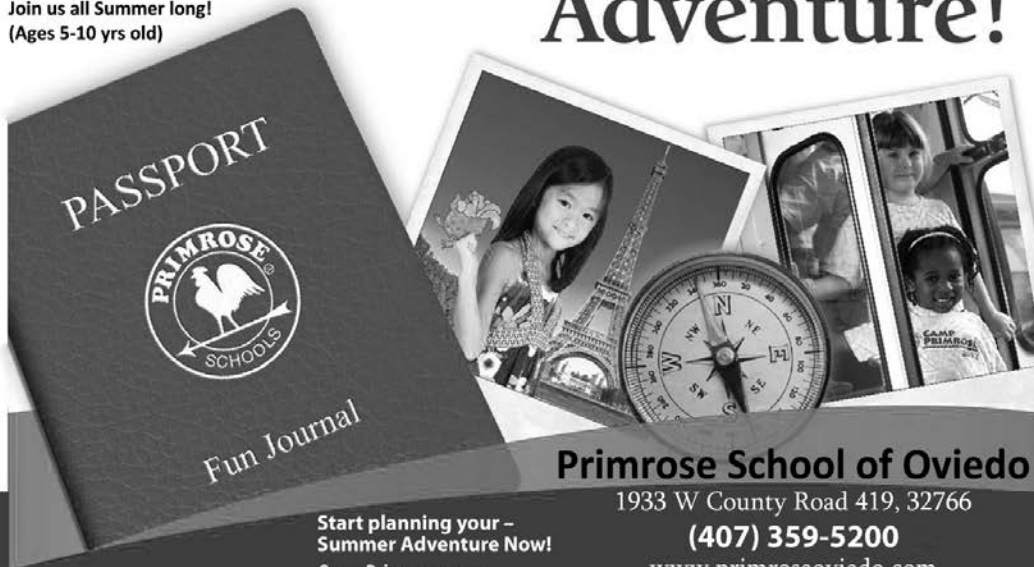


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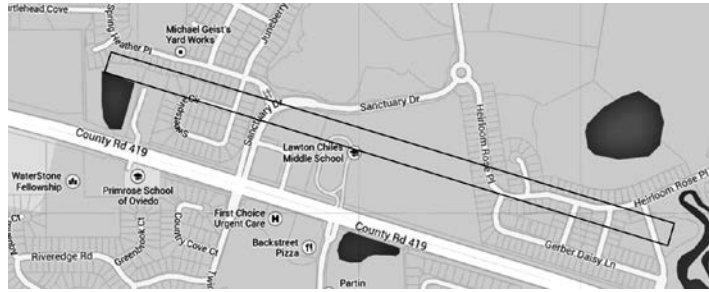
## The Seminole Flying Ranch Could Have Been in Your Back Yard

Long before anyone had thoughts of creating The Sanctuary amid the expanse of sand hills just east of the Econ bridge, pilots were aiming their small planes at a three-quarters of a mile long patch of turf known as the Seminole Flying Ranch.

The grass strip ran parallel to 419 roughly from the present fire station to the “bridge” just east of Mandarin Orange Way.

A nearby restaurant, according to a former flyer, “put out a great breakfast for about \$3,” attracting a large number of Sunday pilots.

Sources say the airfield was built somewhere between 1964 and 1966. In the late '60s aviators from the coastal towns of Cocoa and Rockledge, partly due to the



Above image: Google Maps; below: Google Earth, 1995 imagery



breakfast, stopped over on their tour of the state.

Knut Kjenslie and his wife Ingrid started a flying/glider service at the field in

1981, and the field grew in popularity with glider pilots during the '80s.

In 1986 local investors bought the ranch for \$4.8

million, with intentions to use over half of the 742 acres for industrial development, including an airstrip, and the rest for residential use, according to The Sentinel.

The Kjenslies moved their business to Lake County in 1989 due to FAA rule changes; the ranch remained dormant while the owners battled property rights in the courts. In 1990 the city began a study of the feasibility of a small city-owned airport.

Later, the city voted to study buying the land.

You can imagine the outcome of all those years of consideration: just look around for any sign of the former airstrip.

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### Community Standards Document Is Online

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

[www.theSanctuaryHOA.org](http://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.

### 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



***Nikki's List: Oviedo  
and Winter Springs  
Favorite Eateries!***



**Seafood**

TJ's Seafood Shack 407-365-3365

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Stefano's 407-659-0101

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**Breakfast**

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neighborhood.*

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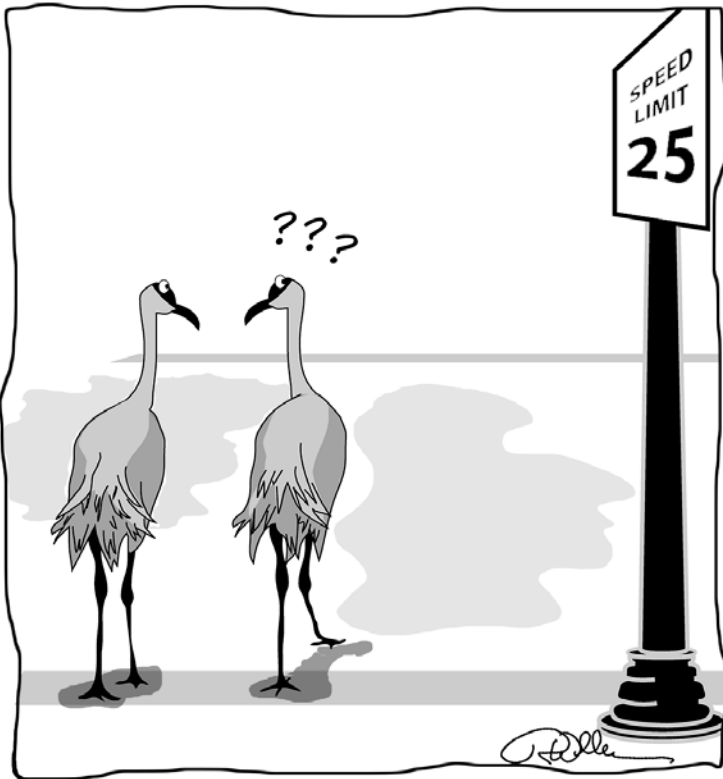
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## Coming Events

### February

13 8 pm **ARC**  
 25 6:30 pm **Board of Directors**

### March

13 8 pm **ARC**  
 25 6:30 pm **Board of Directors**

### April

10 8 pm **ARC**  
 12 10 am **Easter Egg Hunt**  
 22 6:30 pm **Board of Directors**

### May

17 8 am **Community Yard Sale**



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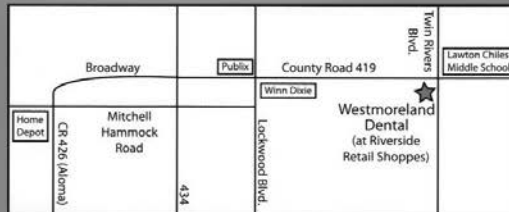
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## Bicycling Around Oviedo and Chuluota

Paul Brodksy, HOA Board Member

A large bicycling community weekly tours the rural roads right in our backyard.

No doubt you have seen these large groups (“pelotons” in cycling language) on their way to or from somewhere.

### Road Cycling:

The Winter Springs Cycling Club, (of which I am a member) rides out of the town center Saturday mornings, the ‘A’ riders beginning at 7:00 a.m.

Cyclists can choose among three or four groups of varying skill levels.

‘A’ is the most experienced and fit, averaging a 24+ mph pace over 52-65 miles.

Two ‘B+’ groups average 22-23 mph and 22 mph respectively.

A ‘B-Nice’ group rides at 18-20 mph over a 40-mile route.

A few of us leave The

Sanctuary at 6:45 a.m. to ride to the town center rendezvous; that adds about another 20 miles for the day and it is a great way to start off your weekend.

We also have unofficial rides that leave from the Live Oak Clubhouse on Mondays @ 3:30 p.m. and Wednesdays and Fridays @ 9:30 a.m.

These weekday rides are at ‘B+’ pace.

Beginning with Daylight Savings time, Winter Springs Cycling starts Top Gun Tuesdays. It’s a ride that begins at Joan Walker Elementary @ 6:00 p.m. and is about 30 miles.

This one can get fast so if you’re up for a challenge, bring your legs.

### Local Off-Road Bike Trail Updates:

The Snow Hill-Little Big Econ Trail system is a modest network of off-

road single-track east of The Sanctuary. Some of the trails are along the Econlockhatchee River and some wind through palmetto fields and islands of scrub oak.

SORBA Orlando is an advocacy group dedicated to promote and support off-road cycling in the Central Florida area.

Land managers like working with our organization to help improve and maintain trails on their lands.

We have a lot of work coming up in opening new routes and putting in some bridge crossings so that we can have a year-round 14-mile trail system.

The group actively seeks volunteers to help preserve the existence of this organization and help it become more efficient through combined efforts.

You can search Facebook



*A SORBA volunteer helps build a ramp on an area off-road bicycle trail*

for Sorba Orlando for more updates and ways to get involved.

If you’re interested in more cycling information you can contact me, or check out:

[winterspringscycling.org](http://winterspringscycling.org)

## WATERING SCHEDULES

**No watering between 10 a.m. & 4 p.m.**

### Reclaimed Water

Odd Addresses: MON / WED / SAT  
Even Addresses: TUE / THURS / SUN

### City of Oviedo tap Water — Winter (EST) Summer (DST)

Odd Addresses: SAT WED/SAT  
Even Addresses: SUN THURS/SUN

### The Sanctuary

Common Areas: MON / WED / FRI

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

Go to [www.ci.oviedo.fl.us/files/SJRWMDSchedandAlts3\(1\).pdf](http://www.ci.oviedo.fl.us/files/SJRWMDSchedandAlts3(1).pdf)

to learn more about saving Florida’s water.





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