

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
Tina & Seiya Yamata
tyamata@vista-cam.com
Phone: 407-682-3443, ext. 1242
syamata@vista-cam.com
Phone: 407-682-3443, ext. 1220
Fax: 407-682-0181

Amenity Center Staff

Office - 407-971-9749
Reservations - 407-971-9749
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 -CAM

Board of Directors

To contact the Board e-mail
tyamata@vista-cam.com.

Sandra Alfonso, President
Paul Brodsky, Vice President

Betty Mauzey, Secretary
Rick Yochem, Treasurer
Gabriel Bravo, Director
Raymond Reeves, 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.

Meet Your New Neighbor!

Not to be outdone by Altamonte Springs and Wekiva neighborhoods, for some time now residents have reported bear sightings around The Sanctuary.

Finally we have a photo, courtesy of Kim Pasteur on Open Meadow Loop.

We don't want to encourage these critters to nightly roam the streets by tempting them with garbage cans put out the evening before pick-up.

Please get in the habit of putting your garbage out on collection day.

And be aware on your evening walks, when these animals are more likely to venture out of their own neighborhood: the reserve areas.

*Bears got your attention?
How about rattlers? Page 5.*

Lots of Fun Activities Scheduled for the Months Ahead

Make a date—or several—to join your friends and neighbors at three upcoming end-of-summer events:

Teen Swim Night
August 1 at 7 p.m.

National Night Out
The party's outside on the



evening of October 7, beginning at 7 p.m.

Adult Halloween Party
Kick off the scary season at the Clubhouse for a spooky evening on October 18, beginning at 7 p.m. Bears are not invited unless appropriately costumed.

Fall Festival
Festivities at the Clubhouse are from 4 to 7 p.m. on November 8. Bring the kids to celebrate the beginning of the holiday season.

Turn to the back page for more information about these events.

From the President ..Sandra Alfonso

Big Changes Along CR 419

Summer is bringing some significant changes to County Road 419 adjacent The Sanctuary.

MI Homes has started the initial clearing of the property next to us and the fire station prior to construction of the Enclave at Sanctuary, a single-family residential community.

In August you will see significant changes in the traffic pattern at Sanctuary Drive and CR 419. Due to numerous crashes at this location, Seminole County has decided to modify the intersection with a temporary directional median (see diagram at right).

All traffic exiting Sanctuary Drive onto CR 419 will have to turn right. If you want to go toward Chuluota on CR 419 or straight across to Riverside, you will have to make a u-turn at the fire station/Primrose School traffic signal.

All traffic from Riverside will turn right onto CR 419. They will have to make a u-turn at the traffic signal by Lawton Chiles Middle School to go toward Oviedo on CR 419.

The current left turns from CR 419 into The Sanctuary or into Riverside will remain the same.

This temporary median is

being installed so they can study the traffic patterns to see if installing a permanent directional median at the cost of \$65,000 will solve the problem, or if the County needs to install a traffic signal at Sanctuary and CR 419 at a cost of \$250,000.

Wildlife on the Prowl

Black bear, Eastern Diamond Back Rattlesnakes, and alligators have been spotted in The Sanctuary this summer.

Our hundreds of acres of conservation land are home to many wild animals. We must be mindful that hu-

mans are not the only living things in The Sanctuary.

Wildlife Management constantly cautions that feeding the animals can lead to many unpleasant adventures for both humans and wild creatures alike (it's also against the law in some cases).

Please caution your children to not go into the conservation areas and to keep away from the birds and animals and not feed, chase or frighten them.

Pool Issues

We have had four incidents so far this summer that have



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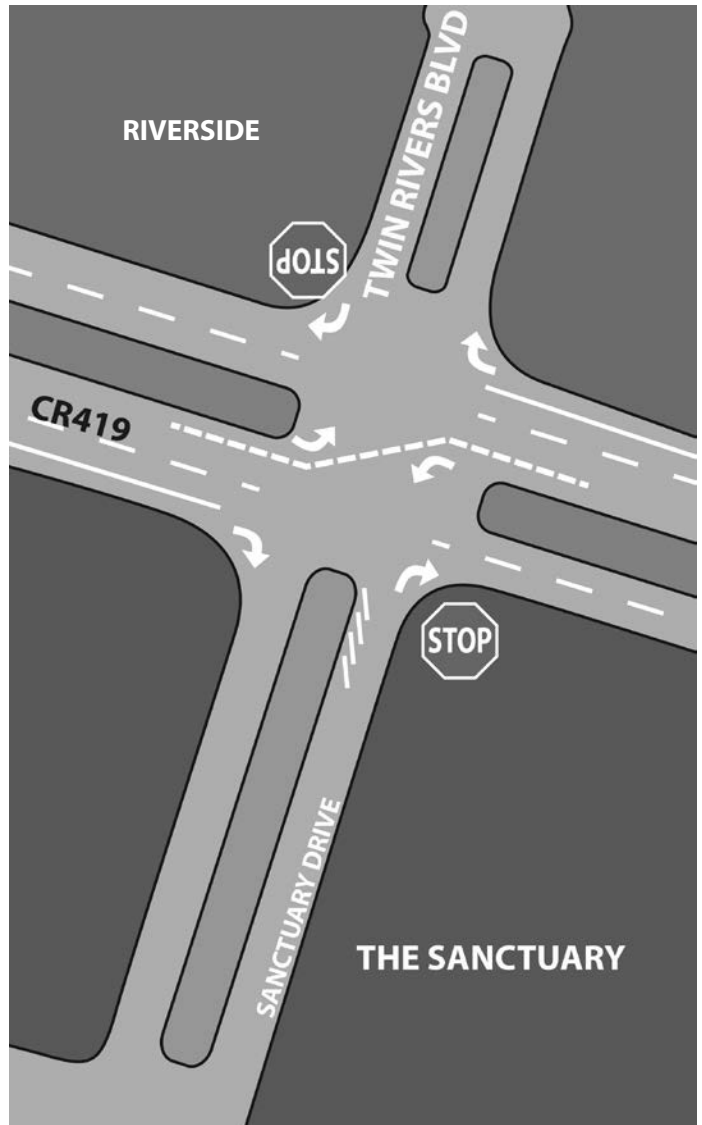
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President's Message

continued from page 2

closed the pool for a minimum of 24 hours.

Contrary to popular speculation, these closures were not the result of a diapered infant or toddler having an accident in the pool.

All the offending children appear to be over the age of five, when one would assume them to be "potty trained."

Only one parent came forward and admitted it was their child who caused the problem. No parent has cleaned up after their child.

That job, unfortunately was left to your Board.

Federal Laws prohibit us from keeping infants and children from swimming in the pool. We cannot restrict someone under a defined age from the pool. We must be equal across all age groups.

We can require anyone in diapers to wear swim diapers with elastic pants over them, but we cannot say that all children 3 and under must wear swim diapers and elastic pants, even though the 3-year-olds have not been the problem.

If anyone has a legal, viable alternative for us to try, please come to our Board Meeting or e-mail the Amenity Center.

Summer's End Parties

National Night Out in Oviedo has been changed to the first Tuesday in October. The weather definitely should be cooler and much more pleasant for spending the evening outside.

The Sanctuary Social Committee has planned an *Adults Only Halloween Party*

for Saturday, October 18.

This advance notice should give you plenty of time to be coming up with the winning costume.

The annual *Fall Festival* will be held on Saturday, November 8. Please plan to join us for pony rides, bounce houses, games, food and fun that afternoon.

Please invite your neighbors who have recently moved to The Sanctuary to this great family event.

News Around the Neighborhood

The Sanctuary is our home and we want to share in all wonderful experiences of this great community. The two wildlife stories in this issue are prime examples.

So tell us all about it and we will spread the news so everyone in the community can share your experience.

Please submit all requests to

Sanctuaryclubhouse@cfl.rr.com

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

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It's a jungle in there...

Close Encounter of the Venomous Kind

Long-time resident Roger VanDusen's close encounter with a 5-foot-long rattlesnake at the edge of a Sanctuary reserve area should serve as a reminder that it's a jungle in there.

Roger has lived in The Sanctuary since 2001, long before most of the homes were built.

"Since then," he says, "I've seen at least five different types of snakes, all non-venomous."

Florida, of course, is no stranger to snakes. According to the Florida Museum of Natural History, 50 different species are known inhabitants and 35 of those call central Florida home.

Four of the state's six venomous snakes live *nearby*.

Late in May Roger and his 5-year-old grandson, Jameson, were picking some of the wild blackberries that grow along the edge of the woods behind his home.

"It's thick, swampy and

quite beautiful," Roger says. "It's home to many native animals—both big and small—dozens of bird species, insects, frogs, turtles and ...snakes." [*Oh, and don't forget the bears -Ed.*]

"When I heard a hiss, I looked down and saw a huge

steward of the environment. But this situation, he felt, posed an immediate threat that needed to be eliminated.

"This thing was 60" long, 5 FEET! It looked very scary and evil," he recounts. "It was right out in my back



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snake in some tall grass about two feet from where we were standing. My immediate instinct was to grab Jameson and back up as fast as I could."

Roger got Jameson safely into the house and took another look.

Coiled, ready to strike and staring back at him was an Eastern Diamondback, the largest and potentially most venomous of Florida's pit vipers.

After some pondering ("What if it slithers away, out of sight?...What if it heads toward our house, or a neighbor's? ... WHAT IF ONE OF THE MANY KIDS IN MY NEIGHBORHOOD ENCOUNTER IT?") he decided to act.

Roger considers himself an outdoorsman and a good

yard where the kids play. In fact, some of the kids regularly go into those same woods to explore!"

Roger later used the event for a neighborhood reality lesson, gathering some of the kids and their parents around the snake's corpse laid out in his driveway.

"The kids were mostly curious, but their parents were very impressed and told the children to STAY OUT OF THOSE WOODS and to STAY ALERT!"

"The reality is this snake had parents and probably siblings and cousins," says Roger. "They're in the woods right now. It's their home and it's best to leave it to them and all the other native critters that live there."

Good advice.

ARC Approval Is the First Step

Plan ahead for projects that need ARC approval. Just about everything you do to the exterior of your property requires ARC approval in advance. And getting approval is not an overnight process.

When you turn in your ARC application form—always your first step in this process—you should expect to wait up to 45 days before you lift a brush or shovel or hammer or tell your contractor to begin work.

After you turn in your application form to the property manager or clubhouse office, it joins a stack of applications from other homeowners just like you. At its

monthly meetings the ARC is often faced with dozens of applications. Many require site visits by committee members to verify details in the application.

The committee takes its job seriously to ensure proposed work follows the rules and guidelines established by The Sanctuary's Governing Documents.

Committee members frown on last-minute requests for an immediate decision.

They also *really* frown on work begun before written approval. In fact, anything done before written approval of your request is technically a violation and may be

subject to fines or a "redo."

Your project will go much more smoothly (at least from an ARC standpoint) if you follow these three steps:

1. **Complete an ARC application on the proper form.** Make sure you provide needed details, or you may get the form back with a request for more information. Sign the form.
2. **Mail or drop off the form:** to the management company or clubhouse.
3. **Wait for the ARC approval—in writing—BEFORE** you or your contractor begins work.

Much more information about ARC and your responsibilities is in the Community Development Standards document available from the Website or the management company.

House Paint

The ARC requires advance approval for all exterior colors, even for repainting of the original color.

Some of the original colors, however, are no longer on The Sanctuary's approved color list. When repainting you will have to find a color from the list.

The list and sample chips of approved colors are at the clubhouse. Take a paint color chip with you to accompany your ARC application form.

The Standards document has complete details on house paint approval, beginning on page 26.

Don't rely on your painting contractor or paint store to get the colors right. Make sure YOU know you have the right paint and get ARC approval first.



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Home Security Tips



Keeping you and your family safe is a big deal. But sometimes the little changes *you* make add up to a big difference.

We've collected these residential security tips to help you feel safe and secure:

1. Inspect smoke and carbon monoxide detectors for dust and lint build-up that can hinder sensors.
2. Never put outgoing mail containing personal information in an unsecured out-box for pick up.
3. To help prevent tipping off burglars, if you plan to be away from home for an extended period of time set your phone ringer to the lowest volume.
4. Never leave notes on your door for service people or

visitors when you're not home. It's a signal to burglars.

5. Install motion lights around your home and use timers to turn on/off if planning to be away. Lighting is an inexpensive deterrent.

6. ALWAYS USE YOUR SECURITY SYSTEM! Use your system whether you are at home or away! At night, set your alarm in the "stay" or "home" mode.



Visit ADT/DEVCON Security on the Web at

www.devconsecurity.com

to view alarm activity and update contact information.

The complete newsletter is on The Sanctuary Website.

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.

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Katie, Primrose School of Oviedo Parent

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Police Fraternal Order Opens Central Florida Lodge

After a long long wait, retired and active law enforcement personnel finally have their own lodge.

The law enforcement officer fraternity is part of the nationwide 325,000 member strong Fraternal Order of Police, dedicated to serving the interests of law enforcement personnel.

Oviedo-based Lodge 176's goal is to hold fraternal meetings across the Volusia,

Seminole, Orange, Lake, Osceola, Sumter, Collier, Herndon, Marion and Brevard service area.

Sanctuary resident, Mickey Alfonso (917-217-8524) is President of the Lodge.

Arney Amros is 1st V.P (407-808-0049) and Mike Wong (516-510-7420) is Treasurer.

Check www.foplodge176.org for information and scheduled meetings.

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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

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

You don't have to be logged in.

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Oviedo ER
407-359-6007
8300 Red Bug Lake Road

First Choice Urgent Care
407-366-2890
1945 West County Road 419

Oviedo Police Department
407-971-5700
300 Alexandria Drive

Fire Rescue Administration
407-971-5700

Utility Billing/Customer Service
407-971-5555

Recycling
407-971-5668

Seminole Tax Collector
407-665-1000
1490 Swanson Drive

Oviedo Post Office
407-971-6213
83 Geneva Drive

Oviedo Public Library
407-366-8150
310 North Division Street

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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.

The Pool...

...will be open 'till 10 p.m. Saturdays through Labor Day in September.

Suggest...

...a community event. Stop by the Amenity Center or call.

Advertise in The Sanctuary News

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

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 - Preferred ad layouts: PDF, PNG, TIF.
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Coming Events

August

- 1 7 pm
- 14 8 pm
- 26 6:30 pm

Teen Swim Night
ARC
Board of Directors

September

- 11 8 pm
- 23 6:30 pm

ARC
Board of Directors

October

- 7 7 pm
- 9 8 pm
- 18 7 pm
- 25 8 am-2 pm
- 28 6:30 pm

National Night Out
ARC
Adult Halloween Party
Community Yard Sale
Board of Directors

November

- 8 4-7 pm
- 13 8 pm
- 25 6:30 pm

Fall Festival
ARC
Board of Directors



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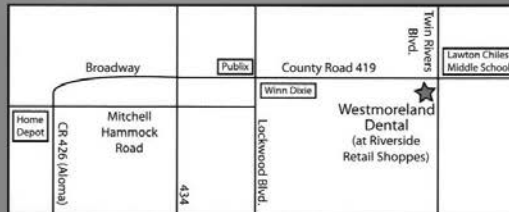
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Vista Appoints New Leadership

Vista Community Association Management assists The Sanctuary by effecting the business of the community as directed by the association leadership.

Tasks include collecting and accounting for association dues, preparing checks for bill payment, preparing monthly financial reports, coordinating property maintenance, receiving ARC requests, preparing packets and minutes for Board and Annual meetings, assisting with covenant enforcement, preparing Welcome Packets and many other duties to help make the difficult job of HOA volunteers easier.

The founding partners having assumed the role of Board of Directors at Vista

have selected Tina and Seiya Yamada to carry on their commitment to their clients at the helm of the company. They were selected based upon their extensive experience with customer service, their commitment to Vista's clientele and ethics, and their experience as fiduciaries.

The Vista team is seeking to build on their already excellent customer service. They have upgraded their telephone system and added to community support and accounting staff.

They look forward to continuing to help The Sanctuary function as the most beautiful and harmonious community that it can be.

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National Night Out : October 7, 7:00-9:00 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.

Adult Halloween Party

(Sounds pretty creepy doesn't it?)

Costume
Contest



Fall Festival

Saturday, November 8, 2014
4 - 7 p.m.

Bounce houses, music, face painting
and games for kids, cotton candy,
pony rides, 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.