

The Sanctuary



A MESSAGE FROM THE PROPERTY MANAGER

Thank you for the warm welcome and encouragement as we complete the transition from prior management! Key to the transition was changing the association's banking relationships. If you have not yet done so, please update your method of payment to the Association. Details can be found at: <http://nexuscommunitymanagement.com/>

As we progress, I am getting to better know each of the service vendors of The Sanctuary, and am excited to continue the on-boarding of Sanctuary vendors into our service model. As a Member, I welcome your assistance in reporting improvement opportunities for either vendors or my own service level. Please email or call with your constructive thoughts.

I am so thankful to be supporting The Sanctuary and its Membership. Come say hello if you see me walking around the community, and please call or write if you have questions, concerns or comments about the Association. I can be reached at 321-315-0501 or drew@nexuscommunitymanagement.com.

thank
you!

THANK YOU TO OUR ARC

Recognizing that volunteering involves a significant sacrifice of personal and family time, we send a huge THANK YOU to our ARC volunteers: **Bill Labita, Bret Gainsford, Ken Sample, Randy Morris** and **Steve Medin** for efficiently processing over 200 applications since the hailstorm in May! Your service to our community is very much appreciated.

DEDICATED PROPERTY MANAGER

Drew Pommet, LCAM
Nexus Community Management
1809 E. Broadway, Suite 408
Oviedo, FL 32765
321-315-0501
drew@nexuscommunitymanagement.com

BOARD OF DIRECTORS

Greg Monseliu, President
Melissa Debach, Vice President
Dan Baker, Treasurer
Bryan Gartner, Secretary
Michael Woodman, Director
Dave Baumann, Director
Bryant Sensabaugh, Director
To contact the Board, email
drew@nexuscommunitymanagement.com

AMENITY CENTER OFFICE HOURS

Monday 10am-4pm
Tuesday 10am-2pm
Wednesday 5pm-8pm
Thursday 12pm-8pm
Friday 10am-2pm
407-971-9749
sanctuaryclubhouse@cfl.rr.com

LETTER FROM THE PRESIDENT

The board, the various committees and Nexus continue to operate at a high level of activity and this pace is set to continue throughout the months ahead. Recent points of note include:

- The ARC has processed a record-breaking number of applications in recent months.
- Nexus has raised the bar on responsiveness to the board and the Membership, answering ~95% of all calls/emails within one business day. Drew has personally responded to more than 2200 Sanctuary emails since we've partnered with his firm.
- Ultimate Image has made an impact on our landscaping already as well. Each week, I see a small army of landscapers and equipment beautifying our community.

The board has heard positive feedback regarding these partnerships and their collective desire to ensure The Sanctuary continues to be a great place to live is evident.

I've said before that your involvement is critical and helps make our neighborhood a true community. If you have time to join a committee or attend a board meeting, I encourage you to get involved where you can. If you are unable to volunteer, please make the effort to attend our community events. Connecting with your neighbors builds the sense of community that many love about living here.

We welcome your feedback on areas of opportunity. Please call or send a message to Drew Pommet at 321-315-0501 or drew@nexuscommunitymanagement.com and he will forward your comments and suggestions to the entire board.

COMMUNITY INVESTMENTS

The board remains committed to the continuous improvement of our community and takes pride in knowing that this is an area of focus in which the great majority of Members are truly invested. Ensuring a beautiful, well-managed, safe and welcome environment is of paramount importance. We appreciate the input received from Members and do our best to address concerns in an efficient and cost-effective manner. It's a pleasure to report on the many recent enhancements we've achieved within this area.

Property Management

Drew Pommet and Nexus have thoughtfully elevated the level of service to our Members with a laser-focused attention to detail as well as timely, polite and helpful responses to those who have contacted him. For any community-related questions or concerns, please be sure to contact him directly at 321-315-0501 or drew@nexuscommunitymanagement.com.

Landscaping

The board recently selected Ultimate Image (UI) as the community's landscape contractor. UI currently maintains the grounds of Live Oak Reserve, Kingsbridge West and Carillon to name a few. They have a proven track record of managing large communities with high standards and discerning homeowners. UI has done an exceptional job cleaning up and beautifying our community in the short time since we've partnered with them.

Clubhouse Wireless

The wireless network at the Clubhouse was recently upgraded to provide faster download/upload speeds for those using the facilities. In the coming weeks, we will be adding an antenna to extend coverage to the entire pool deck. The most current login information is posted inside the Clubhouse.

Pressure Washing

To keep our community beautiful, the common area hardscapes (sidewalks, curbing, fencing, pool deck, furniture, etc.) were recently given a thorough cleaning to remove dirt, stains and mildew.

Pool Pump

The new pool pump installation was completed in late June. The benefits of this improvement include increased reliability, reduced electricity requirements and an approximate chemical savings of \$700/year. The old pump was uncoated and prone to rust, requiring the use of metal sequestering agents in the pool to combine with the rust so it could be filtered out of the water. The new pump is specially coated to prevent this issue.

Pool Equipment – General

In addition to the pool pump, a major equipment maintenance and repair cycle on the entire pool equipment area was completed. Valves were rebuilt or replaced, door hinges were replaced and an equipment cooling fan was added to prevent overheating. Troubleshooting of the vacuum/pressure gauges was completed which will better allow the pool company to determine what side of the pump is causing flow issues. The overall result is improved troubleshooting ability and vastly improved water clarity.

Pool Maintenance

Throughout the summer months, the pool is being serviced an additional two days each week with an additional weekly filter cleaning. This ensures that water clarity is crystal clear and that any critters (and their waste) are promptly handled, minimizing the closure of one of our most-used amenities.

Splash Pad Pump

A new motor and sump pump for the splash pad have been installed. The prior sump pump had inevitably come to the end of its lifecycle - flooding the motor and reducing the life of its bearings. The new motor is correctly sized for the area, which will ultimately reduce water waste.

Pool Fence

Due to a variety of maintenance and security issues with the existing fence, a new commercial grade fence will be installed around the pool in the next couple of weeks.

Access Card System

Along with the pool fence, we are investing in a new access card system to replace the current dated system. We heard your feedback and we are adding readers at the tennis courts and cabana bathrooms so that mechanical keys will no longer be needed.

Picnic Tables

Be on the lookout for the new picnic tables to arrive under the covered areas by the splash pad and the volleyball court.

The new tables will accommodate more people and more efficiently use the space for the frequent parties held there.



COVENANTS CORNER

Nexus performed the first compliance drive for the community in early July. The majority of letters, 70%, related to lawns and landscaping. If you happen to have received a courtesy letter, thank you in advance for remedying the issue before the next compliance drive – scheduled for early August.

For this next drive, highlighted focus will be placed on mailbox condition, straightening and lettering. Please review pages 35- 36 of the Community Standards, which can be found on the website at www.thesanctuaryhoa.org. Additional vendor information and how/where to order parts or vinyl lettering can be found there as well.

DIRECTIONAL MEDIAN UPDATE: CR 419/SANCTUARY DRIVE



The data resulting from the studies conducted by the county showed that the intersection did not warrant a traffic light, as our neighbors across 419 residing in Riverside had hoped. However, it was agreed that a permanent directional median, similar to the one pictured, will be installed this fall. The county also mentioned that CR 419 will be re-paved around the same time.

GUESS WHO'S COMING TO DINNER?



Photo provided by Sanctuary resident Michelle Acevedo

Please make every effort to wait until Wednesday morning to put your trash out for collection. There have been countless reports of bears feasting on trash put out the night before and leaving a mess behind for homeowners to clean up in the morning. This is something that requires ALL of us to work together in order to combat the issue.



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 (TO THE RIGHT OF PUBLIX)

50% Off Large Coffee or Smoothie
 Limit 1 per customer
 Expires 10/31/15

\$40 Annual Bike Check
 Brake & Derailleur Adjustment
 Limit 1 per customer
 Expires 10/31/15

BEGIN AND END YOUR RIDE WITH US (OPEN DAILY 7AM)

Try our Signature Red Velvet Latte
 New Smoothie Flavors: Mango, Strawberry, Blueberry/Pomegranate & Matcha Green Tea

WHAT THE HAIL? BUYER BEWARE

The community experienced a brief, yet very impactful hailstorm in late May, which caused significant damage to roofs and screen enclosures throughout the community. Both the Clubhouse and the cabana roofs were affected and will be replaced.

If you've not yet had your roof inspected, it is strongly recommended that you do so by a reputable, locally-owned roofing company to determine if you're also in need of a new roof.

Please be wary of roofing companies that are soliciting homeowners door to door, offering free roofs/gutters and encouraging you to sign an Assignment of Benefits (AOB), which allows the roofers to work directly with your insurance company, removing you from the claim altogether. Some of these companies falsely claim to be working with the board. If you are in doubt, please do your research! Caveat emptor!

As a reminder, the City of Oviedo has an ordinance in place regulating solicitors/peddlers. To report a solicitor or peddler (or any other suspicious person or vehicle) observed in The Sanctuary, please call the Oviedo Police Department non-emergency number at 407-971-5700.

ALARM COMMITTEE UPDATE

The committee received 64 responses to the survey sent out with the last newsletter. While we had hoped for a higher response rate, we are proceeding with the data we have. An RFP is in development to obtain current pricing on monitoring packages, equipment and features. Once proposals are received, the committee will meet to go over all the data and make recommendations to the board on how best to proceed.

ARCHITECTURAL REVIEW (ARC)

Applications are available at the Amenity Center and on the website by logging in and clicking "Documents" on the Main Menu. Under "Choose a Category" select "Architectural Review Forms" from the drop down list. Mail or email all applications to drew@nexuscommunitymanagement.com.



**DON'T FORGET
ARC APPLICATION DEADLINE**

Monday before the ARC Meeting.

UPCOMING EVENTS



- August 15** Sanctuary Summer Splash*
- August 17** ARC application deadline
- August 20** ARC meeting
- August 25** Board of Directors meeting

- September 7** ARC applications due
- September 10** ARC meeting
- September 22** Board of Directors meeting

- October 5** ARC applications due
- October 6** National Night Out*
- October 8** ARC meeting
- October 17** Community Yard Sale
- October 27** Board of Directors meeting

- November 7** Brews & BBQ* (adults only)
- November 9** ARC applications due
- November 12** ARC meeting
- November 21** Fall Festival*
- November 24** Board of Directors meeting

**Further details and reminders on the above social events will be sent via the email list, posted on the website and in the Clubhouse as events approach.*



Lynne Boykin, P.A. Realtor®
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 Lynne@LynneSellsFloridaHomes.com
 www.LynneSellsFloridaHomes.com

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- **9 Years Top Sanctuary Sales Agent!**
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- **Over 9 Years Sanctuary Resident!**

Call Me For Your Current Home Value!
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RE/MAX Optima
 7250 Red Bug Lake Rd
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 Oviedo, FL 32765

FACT:

A four-year-old may ask constant “why” questions to understand the world.

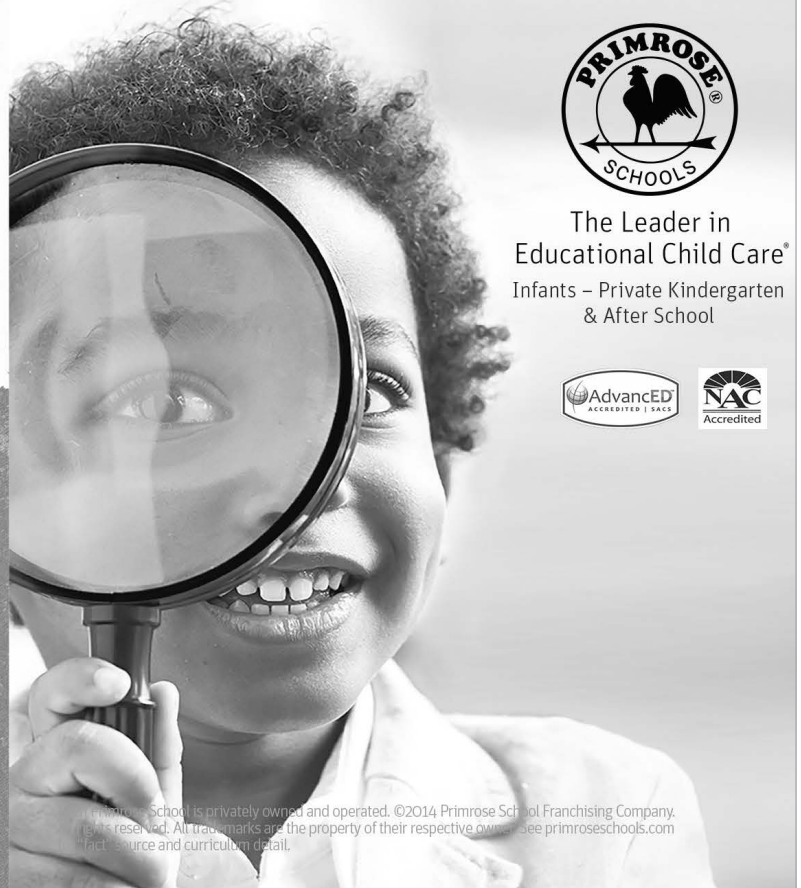
PRIMROSE WAY:

And why shouldn't he?

**SEE WHAT SETS US APART!
 CALL FOR A TOUR.**

Primrose School of Oviedo

1933 W County Road 419 | Oviedo, FL 32766
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The Leader in Educational Child Care®
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What seller's are saying about the Dynamic Duo

Thankfully we found Yolon and Nikki. We previously had our home listed with another agent for 6 months resulting in no sale. This team worked diligently and professionally to get our home sold. We will be calling them again in the near future to sell our other investment home in the Sanctuary. The Dynamic Duo really does deliver!

Jiomongin Yong and Meifen Xu

My husband and I saw Nikki and Yolon's open houses in our neighborhood frequently and decided to give them a call when we were ready to put our house on the market. The level of service we received exceeded our expectations. With their marketing skills, suggestions and dedication they quickly sold our home. They were always accessible, working late to get us a contract while we were on vacation. When our closing date was sooner than expected they found us a great rental until our new residence is ready. We definitely made the right decision with the Dynamic Duo!

Dominoik Ransazzo and Sheri Fogarty



Yolon Riveiro and Nikki Berman
321-228-4708/yriveiro@gmail.com
321-279-2959/
nikki@floridahomesbynikki.com



Featured listing:

950 Parasol Place

4 bedroom 3 bath, 2555 sq ft with corner lot



Happy homebuyers!

We appreciate all of your persistence and rapid follow ups throughout the process.

Chris and Kristie

Dynamic Duo Delivers

Just Sold:

3659 Heirloom Rose Place

2967 Spring Heather Place

Just listed:

950 Parasol Place



Festive Holiday Lights

Get into the spirit of the holidays & light up your home this season!

Friendly & professional neighborhood service

Roofline lighting
Wreaths
Garland

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

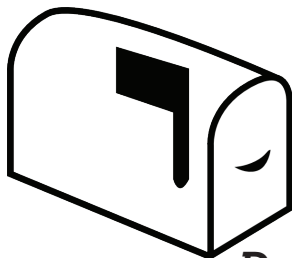
The holidays will be here soon!

*Don't delay- call **Mike** today at **(407) 902-8054** for a free estimate & to reserve your installation date!*

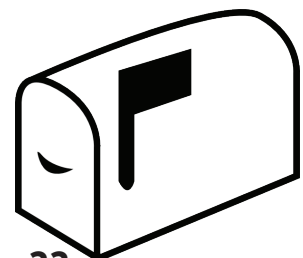
WE'RE LISTENING



The board wants to hear from you! We rely on community feedback to ensure The Sanctuary remains a great place to live. Share your suggestions on opportunities for improvement! Suggest a social event or provide feedback on the landscaping! Or just tell us we're doing a great job! Please send your constructive feedback to sanctuaryfeedback@gmail.com.



SANCTUARY AUGUST COMMUNITY SPECIAL MAILBOX MAKEOVERS



Does Your Mailbox Deserve A Makeover??

Sanctuary Residents: Will receive a discount for all mailbox makeovers which includes a complete overhaul for ONLY \$55!

- Removal of existing mailbox numbers
- Complete sanding/wire brushing of mailbox
- Primer
- Mailbox and post refinished with a high performance weather resistant gloss paint
- Restore flag to fire engine red again
- New HOA approved uniform mailbox numbers
- Tune up: Tighten screws and oil squeaky doors

Call or email now to be added to the list!!!

Mailbox Makeovers - Tim Moreno
407-335-8668 | tim@mailboxmakeoversorlando.com



POTABLE WATERING SCHEDULE:

Odd Addresses - Wednesday & Saturday

Even Addresses - Thursday & Sunday

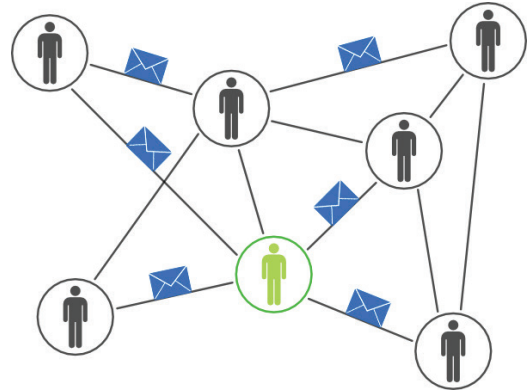
RECLAIMED WATERING SCHEDULE:

Odd Addresses - Monday, Wednesday & Saturday

Even Addresses - Tuesday, Thursday & Sunday

**** No watering between 10:00am - 4:00pm****

STAY CONNECTED



Beginning in 2016, your newsletter will be included with your quarterly assessments statement. To receive timely neighborhood updates in between statements, please join the email list by sending your full name, street address and email address to sanctuaryclubhouse@cfl.rr.com. Up to date information will also be posted on The Sanctuary website.

The Sanctuary

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OVIEDO, FL 32766

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