

February — April 2012

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

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 &

ARC Chair

Roger Mauzey, Treasurer

Kay Petruzzi, Director,

Landscape Committee Chair

Sandra Alfonso, Director

Annual Easter Egg Hunt



Saturday,
March 31, 2012
@10:00am



Please Call The
Amenity Center
for Details at
407-971-9749.

Rain date: T.B.D.

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.

President's Message



Submitted by President Bob Howard

Thanks to all those members who turned out for the Annual Meeting! We had a great session and are starting off the New Year on excellent footing.

Congratulations to returning Board members Val Williams and Sandra Alfonso, and welcome to new Board member Raisa Pakanati. All 2011 officers were reelected for another one year term.

BUDGET

The budget situation continues to improve, with income continuing to recover as our collection enforcement policy takes hold. For new members, you can find that policy posted on our 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.

Among the recent changes is use of a collection agency to ensure we give homeowners in arrears every opportunity to catch up prior to referring files to the attorney.

Our primary goal will ALWAYS be to work with homeowners to help keep them in their homes! This means we are very flexible in accepting reasonable terms on payments and will bend over backwards to reach an equitable plan.

Our management company offers every opportunity for homeowners to develop and propose a payment plan, but if a homeowner either does not respond or does not offer an acceptable

plan (must remain current on dues going forward while paying some amount toward arrears), then we will turn the file over to our collection agency. Should their efforts also fail to resolve the situation, we will then refer the matter to our attorney.

Once this happens, legal fees can quickly mount up and make it even harder to resolve the outstanding debt. The attorney will file a lien and, if all else fails, we foreclose on the home.

Obviously, this is a very serious step and one we are reluctant to take, but we have foreclosed on several homes now, and will continue to use this measure as a last resort.

Let me stress again that the HOA will make every effort to arrange payment plans with homeowners experiencing financial difficulties. I would strongly encourage owners seriously in arrears to work with our management company to set up a plan.

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 organization 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 the benefits of our community.

In light of the improving budget situation, the Board intends to resume planning for an overdue refurbishment project for the Amenity Center. This will include a full makeover for the clubhouse and new or reconditioned pool furniture.

We also hope to resume our landscaping upgrades for the common areas, particularly the main entrance area, depending on how revenues continue to increase during the year. We are always looking for extra assistance in these areas, so please contact Kay or Pam at the clubhouse if you would like to participate in any of these committees.

SECURITY

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.

I'd also like to stress that OPD encourages us all to call the non-emergency number (407-971-5700) anytime you observe any worrisome or suspicious activity in the neighborhood—do NOT approach suspicious persons!

PLEASE PARTICIPATE

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.

Continued on page 3

Ayala Tax Services
Retired IRS Agent
Licensed to Practice before the IRS

Preparation of Tax Returns - Tax Liens and Tax Levies
Representation before the IRS - Offer in Compromise

2572 West SR 426 (Aloma) Suite 2088
Oviedo, FL 32765

Phone : 407-977-2727 ~ Email: Jose@AyalaTaxServices.com
www.AyalaTaxServices.com \$20 OFF with this ad

President's continued

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 2012! ❁

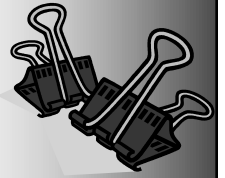
Access Card Verification/ Renewal

As of Dec. 31, 2011 unverified access cards were due to be deactivated.

To verify/renew your card (at no charge) mail or bring to the Amenity Center the renewal form you received with your Annual Meeting notice.

Please help us ensure that your Amenity Center remains an exclusive benefit to HOA members. Renew your card today!

Covenants Corner



Submitted by President Bob Howard

As we begin the New Year, I'd like to do a quick review of the basics.

First, The Sanctuary is a deed-restricted planned unit development (PUD), as was explained in your closing documents. This means that in purchasing a home in the community, you are bound by a clearly-defined set of standards governing use of that property. These standards are laid out in two key documents (available on our website if you've misplaced your copies): the Covenants and the Community Standards.

The Covenants include a section of "initial use restrictions" and detailed guidelines on specific topics such as fences. Unfortunately, it is very difficult to alter the Covenants language, which was provided by the builder, as it requires a vote by 75 percent of Sanctuary owners. The Board will be considering a full re-write of this document, however, as the original contains many provisions that are poorly crafted or inappropriate for current conditions. This will be a large undertaking, though, and will require the cooperation of the entire community. Naturally, we will be calling for input by all homeowners in the process.

The Community Standards document, fortunately, may be more freely adapted by the ARC, in consultation with the Board. We have already done one major revision and this year likely will do another. Please let us know any sug-

gestions you might have to improve this document.

We've seen great improvements throughout the community, and we often get compliments on our great neighborhood. Lawns, particularly, have been looking much better. Naturally, there are still a number of lawns in violation, but we understand that the winter dry season is not an optimum time for lawn renovation. PPM will be allowing extra time for owners to get their landscaping in shape as spring approaches, so long as basic maintenance is continued.

FREEZE PREVENTION

Our recent freeze was mercifully brief and most landscaping experienced only minor damage. For future harsh weather, remember that the best protection is afforded by specialty plant covers, available at all nurseries and hardware stores. Sheets generally are too light to provide much protection and absorb too much water, which can further limit their protective value. If you must use sheets, multiple layers are better, and prop them up with poles or other supports to limit contact with the vegetation. Never use plastic—this can do more harm than good.

Blankets and other heavier cloth covers can do OK, so long as they are supported so as not to crush the plants once they get wet. Don't irrigate just prior to the freeze—that

Continued on page 4



LYNNE BOYKIN Realtor

#1 Coldwell Banker
Agent, Oviedo

Cell:
407-587-9326

I LIVE IN THE SANCTUARY!

I SELL IN THE SANCTUARY!

#1 Agent in Sanctuary Sales for the past 6 years!

I live in this community and I care about the people and the neighborhood. 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:

Home Sale • Home Purchase • Short Sales • Corporate Relocation

1/2012

Covenants continued

only works for citrus farmers and is tricky to pull off. Generally, it's best to leave frost-damaged foliage intact until spring, as it adds a bit of protection against further damage. Premature trimming can also trigger new growth, which would not survive the next freeze.

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, cold-hardy shrubs, grasses, trees and ground covers. Zoysia lawns also are somewhat more resistant to freeze damage than St. Augustine.

As you renew and clean up your landscape, 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 Wednesday evening. 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.

Please remember: for the same reasons it is against both St. Johns River Water Management District rules and our own standards to blow grass and yard debris into the street, so please direct your grass clippings back onto the lawn—it's better for the environment and your lawn, and preserves our nice streetscape.

IRRIGATION SCHEDULE

Now that we're in the dry season, please remember to adjust your irrigation schedule to meet the changing requirements of the season (see the box on page 8). Also, now that the city has dramatically improved the reclaimed water system, we encourage you to shift your watering time to the early morning — the most efficient and beneficial time to water the lawn. Be careful to avoid over-watering during the cooler months, as that can promote disease and pests.

HOUSE COLORS

Given the volume of continuing questions on the painting standard, I'll once again hit the highlights. 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.

SINGLE FAMILY RULE

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. ✿

AMENITY CENTER RENTALS

Rental Fee \$50 + Security Deposit \$100

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



We Make Perfect Scents™

Scentsy Wickless Candles are wickless, flameless, smokeless and lead-free. The exclusive Scentsy wax bar is melted in one of our unique decorative warmers by a low-watt light bulb.

January is the best time to host a party because in addition to the product credit, you get double half-off rewards!

During the entire month of February, almost everything in our catalog is 10% off.

March is our transition month and this is when you can be the first to experience the new Spring/Summer scents.

I will be hosting an open house in January at 2931 Spring Heather Place so keep your eyes open for my open house sign.

Call me today to book your party or request a catalog:

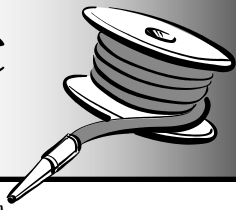
Renee Cushman,
Independent Scentsy Consultant
407-257-9466
www.reneecushman.scentsy.us

"Ask me how to get free products just by hosting a party."



BUY • HOST • JOIN

Landscape Update



Submitted by Kay Petruzzi, Chairman

BEAUTY'S IN THE EYE OF THE BEHOLDER

That's landscaping. The beauty of lush green foliage, colorful and sparkling flowers and leaves briskly blowing on trees. This is what I look forward to in the coming spring.

The goals of the landscape committee are to bring just that to The Sanctuary. There are many areas of the community that require our careful and thoughtful consideration to accomplish this.

The main entrance monuments on Sanctuary Drive certainly need an uplift. In addition, the stretch of Sanctuary Drive has also

suffered through the years and needs to be improved. The remaining two of the three monuments at Spring Heather and other areas are on the agenda for possible enhancement.

The committee feels that providing more appeal to these locations will benefit the value of our community.

What are your thoughts on the subject? As always, your input is always welcomed.

And if you are interested in joining the Landscape Committee, send an e-mail to me at: TheSanctuary-Landscape@hotmail.com. ❁

Security Update



Submitted by Kay Petruzzi, Chairman

HOME SAFETY AND OUTDOOR AREAS

As a homeowner, you are responsible for the safety of all the property that belongs to your home. This includes yards, walkways, and driveways.

You must maintain these areas for the safety of your family (especially children), and also for the health of guests and others that enter your premises.

Some safety issues are merely common sense. Walkways and thresholds should be kept clear of clutter and should be well lit. Walking surfaces should be maintained and repaired if damaged.

If you have a two-story home make sure your stairways have sturdy handrails to provide support to those using them.

IF YOU HAVE A POOL:

Never leave children unattended by the side of the pool. Surround your pool with a fence that that is kept locked when not in use and when adults are not present.

Pools add value to a home but safety is of the utmost importance.

ALARM SYSTEM

Make sure your Devcon Alarm System is activated and use it whenever you leave the house... even if you are gone 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.

Personal Training Gets Results



- ISSA & ACE Certified Trainer
- 2004-09 Winner's Circle Komen 5K Race for the Cure
- 2008-11 Nationally Ranked Figure Competitor
- 9 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

Regal Painting of Central Florida, Inc.



407-695-8498
www.regalpainting.com

- Interior & Exterior • Residential & Commercial •
- Water Proof Coatings • Pressure Cleaning •
- Repair Services Available •
- FREE Estimates & Color Consulting •

Open
Enrollment



An investment in your child's future.

- ✓ Proprietary *Balanced Learning*® curriculum
- ✓ Ongoing customized student assessment
- ✓ Surpasses state standards for student-teacher ratios

Primrose School of Oviedo

1933 W County Road 419, Oviedo, FL 32766

407.359.5200

www.primroseoviedo.com



Primrose Schools®

The Leader in Educational Child Care®

Educational Child Care for Infants through Private Kindergarten and After School

Each Primrose School is a privately owned and operated franchise. Primrose Schools, Balanced Learning, and The Leader in Educational Child Care are trademarks of Primrose School Franchising Company. ©2012 Primrose School Franchising Company. All rights reserved.

**OUR INSURANCE AGENCY FIRST LISTENS TO YOUR NEEDS
THEN DELIVERS**

A FULL SERVICE INSURANCE AGENCY SINCE 1984

**The *Sanctuary's*
*Insurance Agent Since 2002***

Representing over 40 insurance companies

Auto ○ Home ○ Business ○ Life

Discover our excellent service and experience the difference

Ed Jones Insurance Agency


249 Maitland Ave., Suite 2300, Altamonte Springs FL 32701


407-767-0897


Edjonesinsuranceagency.com

Member of Community Association Institute National and Local Chapter—27 Years

WE ARE HERE TO SERVICE ALL YOUR INSURANCE NEEDS

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
|-----------------|------------------------------|--------------------------------------------------------------|-----------------------------------------|----------------------------|------------------------------------------------------------------------------------|----------|----|
| FEBRUARY | | | | 1 <i>Groundhog Day</i> | 2 | 3 | 4 |
| | 5 <i>Superbowl Sunday</i> | 6 | 7 | 8 | 9 7pmARC | 10 | 11 |
| | 12 | 13 7pm Covenants 7:30pm..... Fining Committee | 14 <i>Valentine's Day</i> | 15 | 16 6:30pm.....Open Forum 7pm BOD | 17 | 18 |
| | 19 <i>President's Day</i> | 20 | 21 <i>Fat Tuesday Marti Gras</i> | 22 <i>Ash Wednesday</i> | 23 | 24 | 25 |
| | 26 | 27 | 28 <i>Leap Day</i> | 29 |  | | |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
|--------------|----------------------------------------------------------------------------------|--------------------------------------------------------------|-----------|----------|-------------------------------------------------|----------|--------------------------------------------------------------------|
| MARCH |  | | | | 1 | 2 | 3 |
| | 4 | 5 | 6 | 7 | 8 7pmARC | 9 | 10 |
| | 11 <i>Daylight Saving Time Begins</i> | 12 7pm Covenants 7:30pm..... Fining Committee | 13 | 14 | 15 6:30pm.....Open Forum 7pm BOD | 16 | 17 <i>St. Patrick's Day</i> COMMUNITY GARAGE SALE |
| | 18 | 19 <i>First Day of Spring</i> | 20 | 21 | 22 | 23 | 24 |
| | 25 | 26 | 27 | 28 | 29 | 30 | 31 EASTER EGG HUNT, 10AM |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | |
|--------------|----------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|-------------------------------------------------|----------------------|----|
| APRIL | 1 <i>Palm Sunday April Fools' Day</i> | 2 | 3 | 4 | 5 <i>Good Friday</i> | 6 <i>Passover</i> | 7 |
| | 8 <i>Easter</i> | 9 7pm Covenants 7:30pm..... Fining Committee | 10 | 11 | 12 7pmARC | 13 | 14 |
| | 15 | 16 | 17 | 18 | 19 6:30pm.....Open Forum 7pm BOD | 20 | 21 |
| | 22 <i>Earth Day</i> | 23 | 24 | 25 | 26 | 27 | 28 |
| | 29 | 30 |  | | | | |



THE SANCTUARY
800 SANCTUARY DRIVE
OVIEDO, FL 32766

PRSR STD
U.S. POSTAGE
PAID
ORLANDO, FL
PERMIT # 40143

**Advertise in The
Sanctuary News
Quarterly Publication**

Size 1x Annual (4x)
Business
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 resolu-
tion.

- PDF created from high resolu-
tion 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. & 4 p.m.

Reclaimed Water

Odd Addresses: MON / WED / SAT

Even Addresses: TUE / THURS / SUN

City of Oviedo Potable (tap) Water — Winter

Odd Addresses: SAT

Even Addresses: 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/SJRWMSchedandAlts3\(1\).pdf](http://www.ci.oviedo.fl.us/files/SJRWMSchedandAlts3(1).pdf)

to learn more about saving Florida's water.