

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
407.971.0031

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. Mail or e-mail applications to Pinnacle Property Management or

Questions/ARC Form Submittal
nlanghorst@ppmorlando.com

Landscape Comments/ Questions

Use the online form or e-mail
TheSanctuaryLandscape@hotmail.com

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, Sec./ARC Chair

Sandra Alfonso, Director

Dale DiBernardo, Director

Raisa Pakanati, Director

Kay Petruzzi, Director

Obtaining official records: All requests for records must be submitted in writing to Pinnacle Property Management. PPM will have 10 business days to respond to the request. Resident will be notified by PPM the date and time records will be available for viewing. Pinnacle Property Management, 1511 E. St. Rd. 434, Ste. 3001, Winter Springs, FL 32708.

President's Message



Submitted by President Bob Howard

What a great summer—lots of rain to get the landscaping lush and beautiful, but enough sun to get out and enjoy the season! It also means I've spent a lot of my summer weeding, but that comes with the season, too.

Not a great amount of news to report of late. We do have an upgrade of the main entrance in the works, waiting only on city permits, and we'll be putting in some nicer, permanent information signs at both entrances.

The signs will be the primary spot for "official" announcements, mainly Board

and other meetings, but we also would be happy to advertise any activity of wide community interest, so call the clubhouse if you have an event you would like to publicize.

DUES COLLECTION

We continue to see improvements in collections, with fewer accounts in arrears and a better on-time payment record. That's not to say we aren't still having problems—we've had to refer almost forty accounts to the attorney for resolution, having exhausted all our own options through PPM.

An important note on enforcement: recent changes to FL Statute 720, the main HOA law, allow Associations to deny access to community amenities to owners who are in violation of rules and covenants. The Board has addressed this issue and decided to use this tool to assist in enforcement of our standards. Henceforth, all owners who have received second notices and either have not responded or not corrected the violation will be suspended from access to the Amenity Center. This will include renters in those properties, as well.

I stressed last time, and will continue to do so: 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 payment plans and will work with you 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, 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

Continued on page 2

President's Message

continued

this measure as a last resort.

Bottom line, we are all members of this Association; co-owners of the organization and our common areas and amenities.

All 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 our lovely community.

POOL NOTES

A quick reminder about pool hours—the pool closes at dusk, so please wrap up your activities as the sun's going down.

We are changing our lighting policies and, once we make the necessary wiring changes, will no longer have the main pool lights on at night.

Lights will still be available on the tennis courts.

Also on the pool, we had to close abruptly on July 3d...an unknown child had an "accident" and we had to shut down for an emergency disinfection.

Happily, our pool guy was able to respond quickly and we were open for the big holiday on the 4th.

So parents, please monitor your kids and let's all try to keep these incidents from spoiling everyone's enjoyment of our lovely pool!

VOLUNTEERS NEEDED

As always (and I'm ever hopeful) 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.

We particularly need new members for the Covenants and Fining committees. The Covenants Committee meets one night a month, but the Fining Committee meets on an ad hoc basis to hear appeals from homeowners who have been issued fines for violations.

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 occasionally 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 summer! ☺

Advertise in The Sanctuary News

Published Quarterly
Aug., Nov., Feb., May

Size	1 time	Year(4x)
B-card 3.625"W x 2"H	\$35	\$125
1/4 pg Vertical: 3.625"W x 4.5"H Horizontal: 4.5"W x 3.625"H	\$65	\$225
1/2 pg 7.5"W x 4.5"H	\$100	\$375

- 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.

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Covenants Corner



Submitted by President Bob Howard

In recent issues we've reviewed our governing documents and how we enforce our Covenants and other standards.

FENCES

Last time we went over painting issues and in this issue we'll review the basics about fences.

As for all exterior modifications to your property, any fence requires an ARC application, even if you are replacing an existing fence or only want to put in a small utility fence to screen pool equipment.

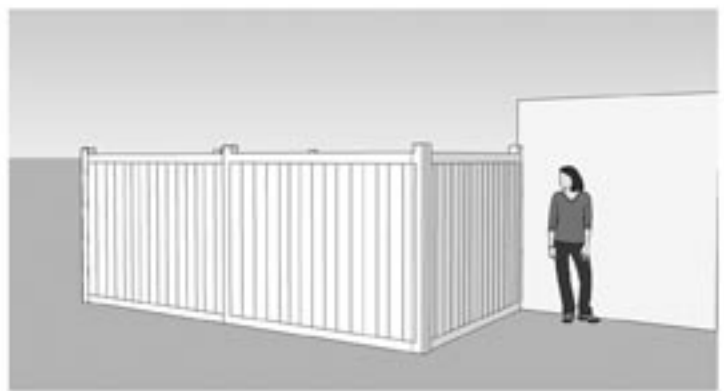
Please use the fence-specific application available on the website, from PPM, or at the clubhouse office.

This application includes a schematic of the two basic situations, "regular" lots and corner lots (pond lots also have certain restrictions, but the schematic works the same for them).

THREE BASIC TYPES

The Covenants allow three basic fence types: masonry, white vinyl and black metal; and two styles: privacy and picket. The most common choices are white vinyl privacy fences and black metal picket. Homeowners most commonly opt for six-foot vinyl privacy or five-foot metal picket.

Other heights are allowable in certain situations, subject to ARC approval.



6-ft. maximum high white vinyl fencing is commonly seen on interior lots and lots abutting reserve areas. Corner and pond lots have additional restrictions.

Pond lot fences may not exceed four feet in height, and the preferred type is black metal picket. White vinyl picket fences may be considered for pond lots only if adjoining an existing fence of that type. Masonry fences must match the appearance and color scheme of the home and are very expensive—no one can recall the last application for a

masonry fence, but they are still authorized.

Fences need not enclose the entire back yard, except that narrow "dog runs" are not permitted. The standard design, as depicted in the application schematic, is for the fence to extend from the rear corners of the house. In certain circumstances, the ARC may allow a variance

Continued on page 4



City codes (and our Covenants) in most cases require that fences on corner lots are flush with the side of the house. This is due primarily to maintain sight lines for vehicles on streets adjacent the corner lot.



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Covenants

continued

for up to ten feet forward of the rear corner to avoid or enclose pool equipment, HVAC compressor units or windows.

Please include a full explanation in your application when requesting a variance of this type.

As I'm sure everyone has noted, many homes have fences that fall outside these guidelines, particularly those homes with fences well forward on the side of the house.

These were mostly approved by the builder prior to the HOA assuming control of the ARC, so they are

effectively "grandfathered" and we cannot retroactively rescind approval.

In addition, neighbors of these homes in many cases are allowed similar variances in order to present a more harmonious street view.

Otherwise, we must strictly enforce the existing Covenant rules we inherited from the builder.

Crosswinds opted to place most of the fence rules in the Covenants document, rather than the more easily modified Community Standards.

The Covenants, unfortunately, can only be



4-ft. high black metal picket is the preferred fence for property designated as a pond lot in The Sanctuary.

modified by a vote of 75 percent of the community, which means 558 of our 744 homeowners must vote to approve any proposed changes. For any who have attended our annual meet-

ings, you know how hard we've worked even to get a quorum of 10 percent, so getting 558 owners to submit a vote on such an issue is a daunting proposition! 🐾



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Landscape Update



Kay Petruzzi, Chairman

FLORIDA FRIENDLY?

Homeowners can use Florida-Friendly Landscaping principles to better manage their lawns, gardens and other landscaping.

The Association strongly supports the Florida-Friendly Landscaping principles.

We encourage you to explore ways to lower your dependence on irrigation with alternative turfs and by increasing your plantings of native and drought-tolerant, cold-hardy shrubs, grasses, trees and ground covers.

An excellent source for information on what to plant is the Website found at <http://floridayards.org/fyplants/index.php>.

Another good resource is at the University of Florida, <http://fyn.ifas.ufl.edu/>.

Go to these sites to build your plant list of flowers, shrubs, trees, palms, ground covers, vines and grasses.

YARD MAPS

If you really want to get into designing a yard that's not only Florida Friendly but, especially, also attracts birds and butterflies, and minimizes the need for pesticides, check out Yardmap, a Website from the Cornell Lab of Ornithology.

Go to yardmap.org, "a free, social, interactive, citizen science mapping project about habitat creation and



low-impact land use." Plug in your zip code and get numerous resources for building a great yard.

In your own files, or available at TheSanctuaryHOA.org Website, check the FFL annex in the current version of the Community Standard document for more information.

THURSDAY PICK-UP

As you do your landscaping and clean-up, 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 that time. 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.

On the same topic, please remember it is against both St. John's River Water Management rules and our own standards to blow grass and yard debris into the street,

for the same reasons. Please direct your grass clippings back onto the lawn—it's better for the environment and your lawn, and preserves our nice streetscape!

Also, please remember to adjust your irrigation schedule to meet the changing requirements of the season.

See the box on page 10 for the summer schedule.

Now that the city has dramatically improved the reclaimed water system, we encourage you to shift your watering time to early morning, the most efficient and the most beneficial to your lawn — particularly as day-time temperatures rise.

Be careful to avoid over-watering, as that can promote disease and pests.

INVASIVE PLANTS

Worry about invasive plant species may not seem as large a concern as, say, whether Burmese pythons in the Everglades will migrate north (did we mention that a Sanctuary homeowner whose lot borders the reserve once found a python on the back lanai as long as the width of the sliding glass doors?).

But if you want to see how to plan a yard without invasive plants, go to plants.usda.gov and click on "Invasive and Noxious Weeds."

You can search by state to see what plants are bad for the Florida ecosystem.

Then you can replace them with natives, which are better suited for growing here in the Sunshine State. 🌻



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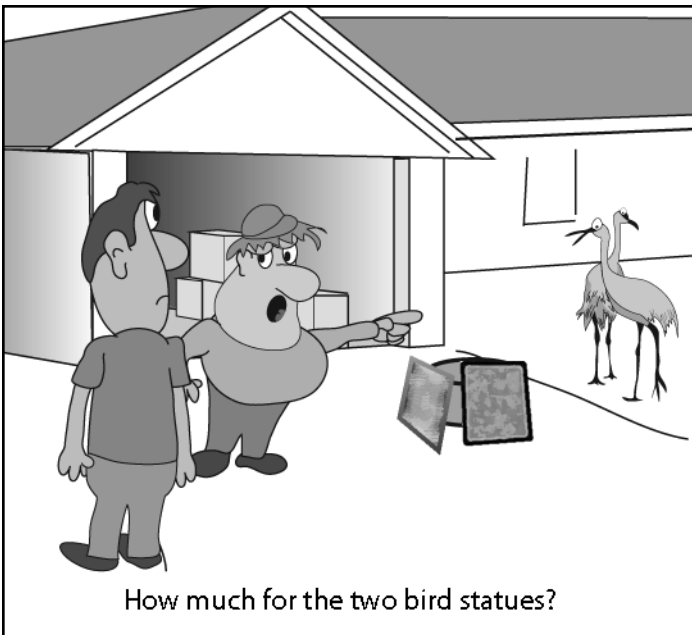


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New homeowners: one Access Card, Photo ID and Tennis Key at no charge. Proof of purchase/closing statement must be presented.

ADDITIONAL CARD/LOST CARD \$10.00
PHOTO ID CARD/LOST PHOTO ID CARDS \$5.00
LOST TENNIS KEY \$5.00
Only one tennis key will be given out.

AMENITY CENTER RENTALS

Rental Fee \$50.00 + Security Deposit \$100.00 Three hours/25 people maximum. Security deposit returned within one week if guidelines were met.

Motorized Scooters

Motorized scooters and go-peds are small two- or three-wheel vehicles powered by gas engine or electric motor. Pocket bikes are miniature motorcycles with 50cc or smaller gas engines.

NONE of these can be legally operated on public roadways, bicycle paths or sidewalks, according to Florida law.

It is not against the law to buy one of these vehicles.

In fact, the only motorized vehicles allowed by law on sidewalks are "Electric Personal Assistive Mobility Devices," a bunch of big words meaning wheelchairs and other devices designed to make life easier for people who may be mobility impaired.

WHAT ABOUT MOPEDS?

Florida law treats mopeds and motorized bicycles a little differently. Both are motorized vehicles that have



But, regardless of what the salesperson tells you, you can only operate them on private property.

That means only your own driveway, in your yard or on someone else's private property, with their permission, not on Sanctuary streets or sidewalks.

pedals and can be operated solely by human power when necessary.

Mopeds have 50cc or smaller engines and a speed of less than 30 mph. They can be licensed for the streets and legally operated by licensed drivers 16 years of age or older. Motorized

bicycles have electric helper motors and a speed of less than 20 mph.

Motorized bicycles don't need to be licensed to go on the streets, but the driver still must be at least 16 years old. If a moped or motorized bicycle is on the sidewalk, it must be under pedal power only.

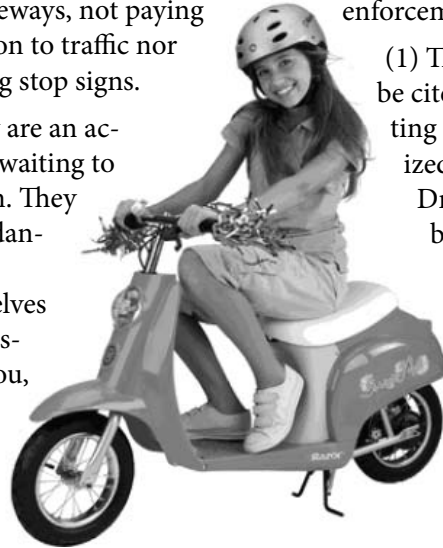
Whether they are driving or riding on one of these vehicles on private property (or, for that matter, riding a bicycle on a sidewalk or in the street), kids under 16 are required by law to wear a properly fitted and fastened helmet.

NOT ONLY ILLEGAL, THEY'RE DANGEROUS

You've seen children and young teenagers operating

motorized scooters, go-peds and pocket bikes in The Sanctuary. They likely have little or no driving experience or knowledge of traffic laws. On numerous occasions young children have been seen whizzing along the sidewalks, in and out of driveways, not paying attention to traffic nor obeying stop signs.

They are an accident waiting to happen. They are endangering themselves and possibly you, too.



LEGAL PENALTIES COULD BE SERIOUS

You are encouraged to speak with parents of these children who live near you. Let them know not only of the danger to themselves and others but also that if their child is stopped by a law enforcement officer...

(1) The parent may be cited for "Permitting an Unauthorized Minor to Drive," and could be arrested.

(2) A child caught operating a vehicle on a sidewalk can be given a ticket.

(3) The child is eligible to receive a criminal citation for operating an unregistered motor vehicle.

(4) The child may also be subject to a criminal citation, mandatory court appearance and arrest for operating a vehicle without a license.

All criminal violations involve issuance of a Uniform Traffic Citation, mandatory court date and/or arrest.

Help keep The Sanctuary safer for everyone by knowing and following Florida motor vehicle laws. Call the Seminole County Sheriff, 407- 665-6600 (Toll free: 866-352- 7276) or the Oviedo Police Department, 407-971-5700, for more information. 📞



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Bicycle Safety

Did you know that a cyclist, according to Florida law, is the driver of a vehicle and responsible for the same traffic laws as automobile drivers?

As a bicycle “driver,” you must follow the traffic rules common to all drivers. As the driver of a bicycle, you must also obey rules developed especially for bicycles. As a cyclist, you have all the rights to the roadway that apply to any driver, except for some special regulations for bicycles.

The Florida Bicycle Association, a statewide not-for-profit organization, is

dedicated to helping Florida become more bicycle friendly, through educating both cyclists and motorists (and pedestrians, too!) in safe ways to share the roads. We’ve borrowed some of the good advice in their publication, *Street Smarts*, for this article.

SOME SAFETY RULES

- Cyclists riding at night (sunset to sunrise) must have a white light on the front (visible from 500 ft.) and a red light and reflector on the back (visible from 600 ft.)

Did you know that more than half of fatal bicycle



I'm ready.

crashes in Florida occur after sunset, even though most cycling is done during daylight hours? Without lights a bicycle can be mostly invisible to other drivers... until it's too late.

- Bicycles must have adequate brakes. What part of that do you not understand?

- A bicycle may not carry more people than for which it was designed. Mostly that means “one” unless you have

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a tandem. Special seats or trailers for children are OK (but the children must wear a helmet).

• **Children under 16 must wear a bicycle helmet.** You see kids around the neighborhood violating this one all the time. That's too bad, since one out of three ER cases for bicycle injuries are head injuries.

Just like a motorist, bicyclists must ride on the right half of the roadway, traveling in the same direction as other vehicles.

Unlike a motorist, cyclists must ride to the right side of the lane, where practicable.

"Practicable" means that if it's not safe to keep to the right of the lane, a cyclist legally can ride farther left – and may legally take the whole lane in some cases.

Cyclists may also leave the right edge to prepare for a left turn, to pass another vehicle, on a one-way street, or when safety (pedestrians, vehicles, animals, surface hazards) dictates.

If a marked bicycle lane is on the roadway, recent Florida law requires cyclists to ride in it.

The white line at the roadway's edge is not sufficient to designate the shoulder as a bicycle lane.

Even though it looks like a bike lane, unless it is properly marked – it's not.

But that extra wide space to the right of the edge line is often the best place to ride.

SIDEWALK RIDING

A cyclist riding on the

sidewalk is considered a pedestrian. Other pedestrians (the ones actually on feet) have the right-of-way, so it's the cyclist's responsibility to avoid hitting them.

Sidewalk cyclists can ride in either direction, but it's safer to ride in the same direction as traffic. This is especially true in crosswalks or driveways, since motorists often do not see a cyclist crossing from the opposite direction.

SANCTUARY MOTORISTS: THIS PART IS FOR YOU

Rules for bicycle drivers apply in neighborhoods, too.

The Sanctuary, after all, is a great neighborhood for cycling. And any given day many residents are out on the streets, enjoying the wide lanes and relatively low traffic.

But sometimes bicycle riders may be enjoying the neighborhood too much – and not paying attention enough.

Here's how you can help :

- ❑ Slow down – go even slower in congested areas, around curves and where, contrary to rules, cars are parked on the streets.
- ❑ Watch for wrong-way cyclists and sidewalk cyclists crossing at intersections.
- ❑ If you park on the street, look before you open your car door. Bicycle-door encounters can be fatal.

FIND OUT MORE

For many more details about Florida bicycling rules and safety, go to www.FloridaBicycle.org 🐾

Security Update



Kay Petruzzi, Chairman

We've experienced several unfortunate acts of vandalism in the pool area lately, mostly in the cabana restrooms.

We are looking into installing better security cameras to help monitor the pool area, but we also depend heavily on concerned members to report problems!

The clubhouse is open until 11 p.m., seven days a week. The security system arms at that time, so PLEASE exit the building before then, as the alarm will sound if you are inside when it arms.

The police respond rather quickly, so you don't want to have to explain yourself at that hour!

OPD Chief Chudnow asked us to keep stressing the importance of locking your cars. We are still experiencing regular break-ins of unlocked cars parked outside.

The Chief reports that virtually all thefts from vehicles are from unlocked cars.

OPD encourages everyone to call the non-emergency number (407-971-5700) any time you observe any worrisome or suspicious activity in the neighborhood.

Do NOT approach suspicious persons.

We also have given OPD specific authority to help us enforce trespassing violations, so please do not hesitate to call them as necessary.



Ready to Paint Your House?

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

Check the book & Get ARC approval before you paint.

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TheSanctuaryHOA.org

Turn to The Sanctuary Website, your handy online resource for keeping in touch with your HOA.

- view online past copies of this newsletter
- view Covenants, Community Standards
- download ARC forms for outside improvements
- sign up to receive e-mail announcements
- ask questions/provide feedback



WATERING SCHEDULES

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

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The Sanctuary

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
AUGUST			1	2	3	4	
	5	6 7pm Covenants 7:30pm..... Fining Committee	7 <i>National Night Out</i>	8	9 7pmARC	10	11
	12	13	14 <i>Primary Elections</i>	15	16 6:30pm.....Open Forum 7pm BOD	17	18
	19 <i>Back-to-School</i>	20	21	22	23	24	25
	26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
SEPTEMBER						1	
	2 <i>Labor Day</i> OFFICE CLOSED No Covenants Mtg	3	4	5	6	7	8
	9	10 <i>Patriot Day</i>	11	12	13 7pmARC	14	15
	16 <i>Rosh Hashanah</i>	17	18	19	20 6:30pm.....Open Forum 7pm BOD	21	22 <i>Autumn begins</i>
	23	24	25 <i>Yom Kippur</i>	26	27	28	29

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
OCTOBER	30 7pm Covenants 7:30pm..... Fining Committee	1	2	3	4	5	6
	7 <i>Columbus Day</i>	8	9	10	11 7pmARC	12	13 COMMUNITY GARAGE SALE
	14	15	16	17	18 6:30pm.....Open Forum 7pm BOD	19	20
	21	22	23	24	25	26	27
	28	29	30 <i>Halloween</i>	31			



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