

November 2012 — January 2013

# 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. 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.



## Fall Festival

Saturday, November 10, 2012  
4 – 7 p.m.

Bounce houses, music, face painting and games for kids  
Cotton candy, raffles and food for sale.  
Join your neighbors for an afternoon of fun!

**Santa's coming!**  
Special pre-Christmas neighborhood visits:  
**December 6, 7, 8**  
See the story on page 3 for times and places.  
Call Sandra Alfonso to volunteer: 917-217-8475

The Sanctuary Homeowners Association  
Annual Meeting and Elections  
7 p.m., Thursday January 17, 2013  
Lawton Chiles Middle School

Black Box Theatre

# President's Message



Submitted by President Bob Howard

Well, that was a great summer, and now fall looks equally nice, so far at least.

On the HOA front, things are looking great,

too. Collections continue to improve, if slowly, and we have been able to resume some of our long-planned improvements. Most obvious to members will be the

on-going upgrades at the main entrance--kudos to Kay Petruzzi, Pam Beer and the other contributors on the Landscaping Committee for a great job!

## Annual Meeting

Please mark your calendars for the annual membership meeting on January 17th.

As always, we really want you to attend, but if you cannot, PLEASE fill out your proxy form and return it to the clubhouse or to Pinnacle--these are critical in ensuring we have a valid quorum in order to conduct our meeting.

As we did last year, the form also will serve to re-validate your Amenity Center access.

We had great success with that last year, allowing us to purge out-of-date information and confirm current residents.

Please send in the forms. It will save a trip to the clubhouse and help us manage the process much more efficiently. More information will be mailed, along with the proxy form, to every member prior to the meeting.

As always, I'll end with a final plea for your participation in our community.

Positions are available on every committee and there always are opportunities to help on special projects.

Please also 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 with some task.

One of the purposes of

your HOA is to build a sense of community in The Sanctuary—offering to contribute in this fashion is one way you can play a part.

Call the Amenity Center or e-mail me or any of the Board members.

This likely will be my last newsletter as president. Although I'm still planning to run for another two-year term, it's really time to pass the gavel to new leadership.

This has been a very time-consuming, but tremendously rewarding, gig and I'm very proud of the job the Board has done in managing our Association, preserving our sense of community and helping us weather the real estate crisis with property values that are finally returning to pre-"bubble" levels.

Thanks; have a great fall!

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*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 at (407) 902-8054 for a free estimate & to reserve your installation date!*

## Advertise in The Sanctuary News

Published Quarterly

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		

- 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

## Covenants Corner



The Sentinel recently ran a story about an HOA suing a homeowner for making major landscaping changes without ARC approval. She cited the Florida-friendly Landscaping statute in her defense.

Our thoughts on this issue:

1. The HOA strongly supports the statute and encourages you to explore ways to lower your dependence on irrigation with drought-tolerant turf grass, native shrubs, trees and ground cover.

2. The statute prohibits HOAs from denying a homeowner the right to implement Florida-friendly landscaping.

This is defined in the statute as a set of 10 basic principles aimed at decreasing water usage and reliance on chemical pest control and fertilization.

Within those guidelines, the HOA is allowed to establish reasonable standards such as turf grass selection and coverage and the like.

The Sanctuary, for example, allows both St. Augustine and Zoysia grass, and will consider other types of turf, but does prohibit some types such as centipede grass and others not suitable for residential lawns.

We also require that at least 30 percent of every yard remains covered with approved turf grass.

Guidelines are laid out in the Community Standards document. If you don't have a copy of the latest version, it

## Get Ready for the Holidays!

By Sandra Alfonso, Social Committee Chair

Ho! Ho! Ho! It may not be Christmas yet, but planning is in the works! Santa will be visiting our neighborhood on December 6, 7 and 8 from 5:00 to 9:00 p.m.

Folks visited later last year will get to go first this year (See below for schedule).

If you would like Santa to stop by your home, you must leave the mailbox flag in the up position.

Also, (parents) if you would like Santa to give out presents at your address you must email Sandra at [mick-eyesandee@gmail.com](mailto:mick-eyesandee@gmail.com) for further details and to make arrangements.

### SANTA'S SCHEDULE:

*December 6*

Heirloom Rose Place Addresses (4357 - 3811 and 4346 - 3800) Gerber Daisy, Burgundy Ct., Candy Apple Way, Periwinkle Blue Way, Mandarin Way, Fairhaven Cove, Hammonds Ferry Ct., McGuirk Ct.

*December 7*

Turtlehead Cove, Blue Springs Cove, Water Lilly Lane, Sweetspire Circle, Star Grass Point, Spring Heather Place, Open Meadow Loop, Patrician Place, Rose Mal-low, Sago Palm Cove, Parasol Place, Juneberry.



*December 8*

Heirloom Rose Place Addresses (3038- 3069-3745), Fawn Lily Cove, Willingham Road, Dandelion Cove, Freesia Cove, Safflower Terrace, Hydrangea Ct, Daffodil Ct. and Robellini Way.

We are in need of volunteers. Volunteers will be greatly appreciated for both the Fall Festival and Santa's visit. Please, Contact Sandra Alfonso at 917-217-8475 or email her at [mickeyesandee@aol.com](mailto:mickeyesandee@aol.com).

GET INVOLVED AND  
MAKE A DIFFERENCE IN  
YOUR COMMUNITY

is available on our web site, at the clubhouse or through Pinnacle Property Management.).

3. The statute requires homeowners to get ARC approval before proceeding. We've yet to deny a landscape request that complies with statute and Community Standards.

The homeowner in the lawsuit, according to the article, failed to get HOA approval and also failed to fully follow relevant principles noted in the statute that would contribute to a truly Florida-friendly landscape.

With all this in mind, we encourage you to consult the Community Standards for helpful information, references and resources for

*Continued on page 4*



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## Covenants

continued from page 3

anyone who wants to begin a transition to a more ecologically and economically sound landscape.

### Landscape Clean-up

As you do your fall yard maintenance, remember to 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, so please direct your grass clippings back onto the lawn—it's better for the environment and your lawn, and preserves our nice streetscape.

### Self Help Policy

We have established a new policy on some Covenants violations that exercises our rights of "self help."

Self help means that the Association has the right to enter properties to correct certain violations. In this regard, the Board has elected

to use this procedure for mailboxes that are sufficient-ly unsightly as to constitute a violation. If your mailbox is in need of painting, you will receive a violation notice as usual, but unlike other violation notices, these will contain a notice that the Association intends to exercise self help if the violation is not corrected within the specified time.

Should the homeowner not paint the mailbox, the Association will do so and charge the homeowner's account.

We decided that this was the best means to deal with the large number of mailboxes that desperately need painting.

Little things like a poorly-maintained mailbox send an unfortunate signal to our visitors and prospective buyers about the quality of a neighborhood, and we encourage you to take the few minutes it takes to apply a bit of spray enamel and to preclude an expensive charge for having the Association do it for you.

FL Statute 720, the main HOA law, allows Associations to deny access to community amenities to owners who are in violation of rules and covenants. We use this tool to assist in standards enforcement. 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 includes renters in those properties, as well.



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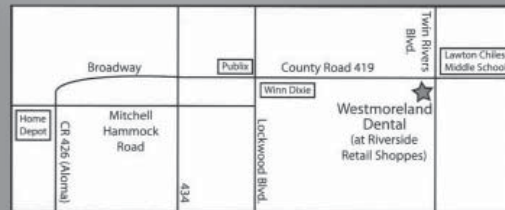
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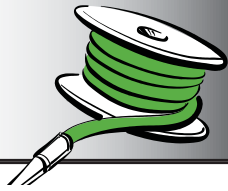
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# Landscape Update



Kay Petruzzi, Chairman

The upgrade of the front entrance on Sanctuary Drive has finally started to take shape. By the time this newsletter gets to you we hope that it is completed.

It has taken many months and many hours to get this accomplished but I am sure it will be beneficial to the value of our homes and our community.

The fountains have been turned on and has added still another appealing value to our community.

To further add to the value of our community we have had two (2) sign monuments constructed. One at

each entrance (Sanctuary Drive at Spring Heather) and (Mandarin Orange at Gerber Daisy) will inform residents of upcoming events, meetings and notices.

In addition to these new enhancements we are currently making modifications to all our neighborhood landscaping to add to the beautification of our community and preserve the value of our homes.

Anyone interested in joining the Landscape Committee can e-mail me at [TheSanctuaryLandscape@hotmail.com](mailto:TheSanctuaryLandscape@hotmail.com).

# Security Update



Kay Petruzzi, Chairman

We have committed to a major security upgrade at the Amenity Center, with new high-resolution cameras and the ability to record substantially more footage.

Cameras will cover the entire pool area, basketball court, parking lot and clubhouse interior.

These upgrades will serve as a backup and augmentation for our on-site OPD security officers and also help to control the periodic vandalism that has plagued us around the pool area.

Please DO NOT open the clubhouse door to anyone

who does not have an access card.

Safety is our Number 1 priority. Anyone who does not have a card can obtain admission by completing the necessary paperwork through the office, Monday through Friday 9:30 a.m. to 5:00 p.m.

Not everyone knows everyone else as we have had many new residents move into the community.

Would you open your door and allow someone you don't know enter your home? Please consider this your home.

*Continued on page 6*

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## Security

continued from page 5

### Some Home Safety Tips

Install a wide-angle viewer or perhaps a camera so you can see who is outside before opening the door.

Keep windows free from landscaping so you can see out as well as in when returning home.

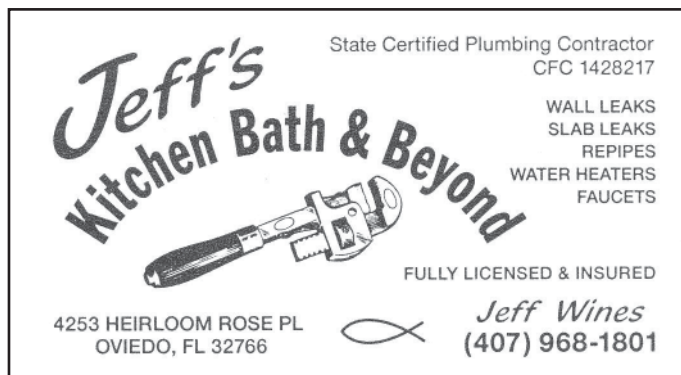
Get to know your neighbors.

Do not let newspapers,

mail or fliers accumulate on your driveway or doorstep.

ALWAYS use your alarm system even if you are only away for a few minutes.

OPD wants you 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!



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## Put 30/20 Rule in Holiday Planning

It has nothing to do with your eyesight, but it's all about appearance.

In accordance with your community standards, holiday decorations should not go up more than 30 days before or stay up more than 20 days after a holiday.

That means decorations

outdoors; you can leave your Christmas tree up all year long if you're so inclined, although some believe it's just a dust magnet after a few months.

So 30 before/20 after. And be careful on that ladder.

**Happy Holidays!**

## Four Board Positions Open in 2013

The most important of all the items on the HOA Annual Meeting agenda is election of new officers.

Four of the seven Board terms expire in January. An incumbent member may choose to run for reelection to another two-year term.

If you are interested in the maintenance and improvement of your community,

please consider running for the Board.

You HOA is a big business; committed volunteers willing to serve are always needed and welcome.

An application will be included in your Annual Meeting package. Fill it out and send it to the management company.

## Prohibited Vehicles

Section 22 in Exhibit "B" of the Covenants (Use Restrictions) focuses on vehicles in the community. Here's an excerpt. Complete details are at the end of the Declaration of Covenants.

22. ...No "Prohibited Vehicle" shall be parked or stored on any of the Common Areas or on any portion of a Unit which is visible from any of the Common Areas or from any road or other Unit within the Properties. For purposes of this section a "Prohibited Vehicle" is:

(1) Any vehicle longer than 21 ft. or higher than 8 ft., (2) Any commercial vehicle (i.e., a vehicle not de-

signed and used for normal personal/family transportation), (3) Any vehicle bearing commercial lettering, graphics, or other commercial insignia, except if such lettering is completely covered with magnetic material (or other type coverings intended for outdoor use)..., (4) Recreational vehicles, including campers, mobile and motor homes, ATVs and dune buggies, (5) Trailers of any type, (6) Boats, (7) Derelict Vehicles, including vehicles with no current license plate, or vehicles incapable of self-propulsion.

No motorized vehicle, may enter onto any Common Areas, including parks, bike paths and walkways.

## Taintsville: Close By but 'Tain't Really There

If you turn left out of either Sanctuary entrance heading for Chuluota you'll soon pass the Taintsville sign.

With a name like that, you'd expect to see maybe a country store with a few aging gas pumps out front, an old hound lying in a sun-baked dirt drive and maybe even an old guy wearing a dusty hat and weathered boots, sitting cross-legged near the Coke machine.

But you'll be disappointed. Nothing of the kind exists in the redundantly named Village of Taintsville – a village that 'tain't a village at all.

Except for the fact that by resolution, the Seminole County Commission meeting in formal session on


Dec. 14, 1971, declared it so.

The chairman noted that most unincorporated areas that do have a name designation at least have a post office or a railroad station. This was the first time commissioners had been petitioned for an area that had neither.

Lack of such facilities didn't seem to bother the 30-some property owners who, came with all seriousness, in hope of a name for their 660 acres of slash pine and scrub oak.


Why should you care? If you live east of Heirloom Rose, between Mandarin Orange and Dandelion Cove, you just may be a resident of Taintsville.





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## New Hours for Amenity Center

The Amenity Center Office is open from 9:30 a.m. to 5:00 p.m. weekdays and from 11:00 a.m. to 5:00 p.m. weekends. The facilities are available from 5:00 a.m. to 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 will call the police!)** If you are the last person leaving, PLEASE turn off all lights, ceiling fans and televisions.

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

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## Sanctuary Home Sales Show Slight Improvement

By Lynne Boykin

This year, through October 15, 2012, 36 homes have sold in The Sanctuary.

If the 11 homes currently under contract close by year-end, that will make six more than sold in 2011

Seven of those 11 are short sales; some may not close by the year's end.

Of the sales in 2011, 22 were traditional sales, 10 were short sales and 8 were bank-owned.

This year (so far), traditional and short sales are 15 each. Six are bank-owned.

As you no doubt are aware, the market has been in decline for several years now and many people have homes that are still worth less than they paid for them.

More troubling, quite a number are "under water" – valued less than the homeowner owes the bank.

Short sales are here to stay, but are selling at closer to market value. The result is that they don't affect the

overall market value as much.

Bank-owned homes, however, are still selling for less. Their numbers, we hope, should decline as agents, attorneys and banks are trying to get them sold before they go into foreclosure.

The short sale process is becoming more streamlined so short sale homes are closing faster.

2013 should be a better year for home sales in The Sanctuary as home values are increasing slightly.

We still have short sales and bank-owned homes on the market, but, overall, I see a glimmer of light at the end of the tunnel.

If you are concerned about your home value or have questions, please feel free to call me. There's never any obligation. I'm happy to help my neighbors out and want to see our values increase just like you do.

### 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

## Annual Access Card Verification/Renewal

Your Amenity Center access card will expire at the end of this year.

To verify/renew your card at no charge:

- Complete the contact information form enclosed in the Annual Meeting notice package sent to your address. Note deadline dates given in the letter.
- Include the SERIAL NUMBER printed on the access card.
- If you can't attend the Annual Meeting on Jan. 17, fill out the Proxy Designation part of the form.
- Mail the form(s) to the address indicated in your letter — or bring to the Amenity Center.
- **Deadline: December 31.** (All unverified cards will be deactivated).

Please help us ensure that access to your Amenity Center remains an exclusive benefit to HOA members.

**Renew your card today!**

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# 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.

## Clubhouse Reservations

If you wish to reserve the Amenity Center club house room or schedule a pool party you must call the Amenity Center office at 407-971-9749. Reservations must be made at least one week in advance of the event. There is a \$100 security deposit, a \$50 rental fee, with a maximum of 25 people (total count of adults and children), and a three-hour time limit. Rental of the Amenity Center clubhouse room and pool area are for residents and their guests only.

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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>NOVEMBER</b>					1	2	3
	4	5 <i>Election Day</i>	6	7	8 ARC Mtg ..... 8pm	9	10 Fall Festival..... 4p
	11 <i>Veterans Day Observed</i>	12	13	14	15 Open forum..6:30 BoD Mtg..... 7pm	16	17
	18	19	20	21 <i>Thanksgiving Day</i>	22	23	24
	25	26	27	28	29	30	

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>DECEMBER</b>							1
	2	3	4	5	6 Santa's pre-visit ..... 5-9p	7 Santa's pre-visit ..... 5-9p	8 Santa's pre-visit ..... 5-9p
	9	10	11	12	13 ARC Mtg ..... 8pm	14	15
	15	17	18		20 Open forum..6:30 BoD Mtg..... 7pm	21	22
	23/30 <i>Office closed</i>	24/31 <i>Office closed</i>	25 <i>Christmas Office closed</i>	26	27	28	29

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>JANUARY</b>			1 <i>New Year's Day Office closed</i>	2	3	4	5
	6	7	8	9	10 ARC Mtg ..... 8pm	11	12
	13	14	15	16	17 Annual Mtg.. 7pm Elections	18	19
	20 <i>Martin Luther King Day</i>	21	22	23	24	25	26
	27	28	29	30	31		



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