

February — April 2011

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org
PROPERTY MANAGEMENT

Pinnacle Property Management, LLC
Anne Smith, *Property Manager*
407.977.0031

Clubhouse Directors
Kay, Pam •

Jose Rivera, *Pool Monitor*
407.971.9749

Clubhouse Reservations
Kay, Pam •
407.971.9749

clubhouse@thesanctuaryhoa.org
Architectural Review Applications

Download from Website or pick up at the clubhouse.

THE SANCTUARY BOARD OF DIRECTORS

Bob Howard, *President*
president@thesanctuaryhoa.org

Pam Beer, *Vice-President*
vp@thesanctuaryhoa.org

Valerie Williams, *Secretary*
secretary@thesanctuaryhoa.org

Feisal Ali, *Treasurer*
treasurer@thesanctuaryhoa.org

Kay Petruzzi, *Director, Landscape Committee Chair*
director1@thesanctuaryhoa.org

Lynne Boykin, *Director*
director2@thesanctuaryhoa.org

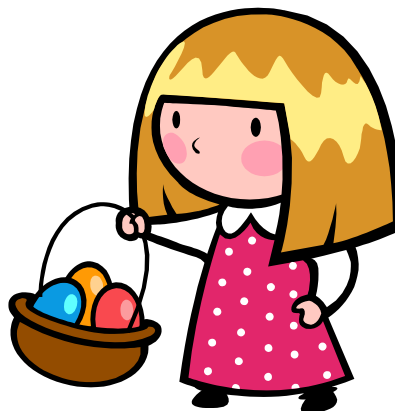
Sandra Alfonso, *Director*
director3@thesanctuaryhoa.org

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.

Annual Easter Egg Hunt



Saturday,
April 16, 2011
@10:00 am



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

Rain date: T.B.D.

President's Message



Submitted by President Bob Howard

I'm writing this in early January, so some of this will be a repeat for those who attended our annual meeting, but I'd like to take the opportunity first to acknowledge the wonderful contributions of two long-term Board members: Alycia Wood and John Ciesko. Both have given much time and energy to the Association and we are all better for it. Alycia and John have decided it was time to take a break from Board and committee work (hopefully they'll be back at some point after recharging their batteries!). John was instrumental in managing the HOA transition from Crosswinds to homeowner control and was a key member of the Architectural Review Committee. Alycia served as President and, even more important, as Treasurer. It is largely due to her dedicated and tireless efforts that the Association has kept dues at our current rates and still balanced our budget, while allowing both steady buildup of reserves and continued investment in community improvements. Thanks to you both for your years of outstanding service — you will be sorely missed!

LANDSCAPING AND UPGRADES

Last year saw incremental improvements in a number of areas, with extensive landscaping additions to the common areas and equipment upgrades at the Amenity Center, including three new treadmills and a new flat-screen TV. We also upgraded the signage for both entrances and our neighborhood monuments, with engraved letters that look

great and will produce long-term maintenance savings.

RENEWAL OF DEVCON CONTRACT

Another major accomplishment was the renewal of the Devcon security monitoring contract. This effort was led by Kay Petruzzi who conducted an exhaustive search for the best options. After a detailed examination of seven different companies, the Board elected to stay with Devcon and we'll be enjoying significantly better rates over the coming years. If you are not already doing so, please take advantage of this excellent benefit. We are the ONLY HOA in this area that includes

home security monitoring as part of the standard amenity package!

If you did not fill out the post card that came to you in the mail a few months back, please contact Kay Petruzzi at SanctuaryCommunityWatch@hotmail.com as soon as possible to let her know that you are using your Devcon system. We would not want your Devcon system to be discontinued accidentally due to Devcon not knowing your current information on your household use.

BENEFITS IN THE SANCTUARY

Another benefit from living in The Sanctuary is our local business office at the Clubhouse. No other HOA in Oviedo has an on-site office; their members must travel to the management company offices to conduct routine business.

UPCOMING CHANGES

As we head into the New Year, we are looking forward to some exciting changes in the community. At long last we are finalizing plans for a major upgrade at the main entrance, with a large stone installation that will incorporate a water feature. Look for construction to begin in the spring. As I mentioned in the fall newsletter, we're also planning a makeover for the Clubhouse, with new paint inside and out (and a new interior paint scheme), some new furniture and new carpeting. We'll likely replace the carpet in the meeting rooms with tile. The pool area will get a major overhaul, with a complete resurfacing of the pool deck, some very nice canopy shelters and refinished furniture. We're also planning to rearrange the furniture, placing the tables up near the rear of the Amenity Center and the kiddy fountain area—these will

Continued on page 3



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President's Message *continued*

be the main eating areas-and the lounge chairs placed immediately around the pool. The canopy shelters will provide a shaded area for parents to watch over kids in the pool.

REDESIGNED WEB-SITE

Another major upgrade will come with our redesigned web site, now in development. This upgrade will provide many new features and much-improved accessibility for all members. There will be a secure login access for members to check their account, make dues payments and check their files for approved ARC applications and the like, and you'll be able to reserve Amenity Center facilities like the Clubhouse party room directly with the on-line calendar. Other enhancements will include an area for classified ads, a message board, question/suggestion submission and detailed committee information. As with the current site, we'll have all community documents available and you will be able to submit forms such as ARC applications directly from the web-site. We will have an automated email update function and enhancements like a review site for local vendors-our own little "Angie's List" where members can share recommendations for plumbers, electricians and other contractors. Altogether, we'll have a much more robust website that we can continue to customize as we like. For example, members might want to have modules for recipe exchanges, kids play groups or baby-sitting exchanges-the possibilities are endless! Look for the initial new site to be up in a month or so, and we'll continue to develop it as we go.

REQUEST FOR PARTICIPATION IN OUR COMMUNITY

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, such as helping to craft the remodeling plan for the Clubhouse. 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 with 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. ❀



by Kay Petruzzi, Chair
E-mail: Sanctuary Community
Watch@hotmail.com

Safety — One of the main responsibilities we have to our family and our community.

1. Do you use your security system?
2. Do you keep your cars locked (even when on your driveway)?
3. Do you remove your valuables (purse, wallet, electronic equipment)?
4. Do you keep your garage shut when you are not in the area?

If you fail to do any of the above you are leaving yourself unprotected by giving an open invitation to thieves to take your possessions.

SAFETY TIPS FOR KIDS

Important things your child needs to be made aware of whether at home or at school.

- Never give out personal information — your name, home address, school name or phone number when in a chat room or on bulletin boards.

Continued on page 4

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60 Minute Session	\$60
8 Session Package ...	\$350
16 Session Package ..	\$650
24 Session Package ..	\$850

- Body Analysis
- Weight Training
- Cardio Training

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 or others' safety.

Community Watch continued

- Never send a picture of yourself to someone you chat with on the computer without a parent's permission.
- Never write or agree to meet someone who has made you feel uncomfortable or scared.
- Tell parents right away if anything like that has happened to you.
- People may not be who they say they are when you are online. Someone who says that "she" is a 12-year-old girl or boy" could really be an older man or woman looking to take advantage of you.

Always keep Safety & Security as your top priority. ❀

Covenants Corner

Submitted by Bob Howard

Things are looking pretty sad around the community of late, as we've all suffered from the unseasonably cold weather in December. For those concerned about getting violation notices on their lawns, rest assured we do understand and will not expect restoration of landscaping until the spring. That said, if you were already on notice before the bad weather, you still need to bring your lawns into compliance. This actually is a good time to lay sod, as the new grass puts all its energy into growing roots and getting ready for the new growing season. A new lawn laid now will be fully established before the hot and stressful summer weather arrives.

Things have improved with fewer residents leaving trash cans

outside and there are a lot fewer homes in violation of this standard-making for a much nicer streetscape in the community. As we explained last time, some homeowners feel they can't find room for the new, larger cans in the garage. PPM contacted the Public Works Department regarding these oversized trash cans and discovered that the large 95 gallon trash cans may be exchanged, at no cost, for a smaller 65 gallon trash can - but ON A CASE BY CASE BASIS. Homeowners need only to contact Republic Service at 407-293-8000. There is no paperwork involved - all you need do is call to put in a request. Individuals will have to place the larger can out by the curb to be switched to the smaller can. For elderly or anyone at hardship, a free rear-door garbage service is available at no extra charge.

If you want to keep the larger can, but still don't have room for storage in the garage, the ARC has approved out-

side storage under certain conditions. You must submit an ARC application, showing the proposed location of the trash cans and a plan to screen them from view from the street and from immediate neighbors' homes. This screen can be a utility fence and/or landscaping and must completely hide the trash cans from view.

There have been several questions lately about parking commercial vehicles. The standards clearly prohibit parking of any commercial vehicle on your driveway. A commercial vehicle is simply a vehicle whose principal purpose is business activity of some sort. Cars and trucks with business logos or signage are obvious, but any truck with a clear commercial purpose is also included, even if not marked as such. An example would be a pickup with a ladder or equipment rack, side tool boxes, visible equipment or tools and the like. On the other hand, a panel van with no signs or external racks and no visible commercial-type cargo could be consid-

ered a personal vehicle, even if it is used for commercial purposes, and is allowable-the key is how the vehicle appears to someone passing on the street.

While not, strictly speaking, a Covenants violation, I'd like to remind everyone to check their irrigation timers, as many homeowners are not abiding by the current watering rules. **During the winter season, when our landscaping needs little water, we are restricted to watering only one day per week.** I'm concerned about water conservation, of course, but mostly I wanted to alert you to the danger to your lawn and plants from over watering during the cooler months. Irrigating to excess can easily lead to several disease problems that could decimate your lawn far more than our recent freezes and cause you to have to resod in the




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Continued on page 5

Covenants Corner continued

spring. So please limit your watering to once a week. Even in drought times that's plenty at this time of year.

As we mentioned last quarter, we have posted the revised Community Standards document on our website. This is one of the principal Governing Documents for the Association. The Covenants document provides the basic framework of how the Association works and lays out many of the use restrictions for our properties. But the Community Standards document is the main reference for what we can and cannot do with our homes and lawns. These include such standards as painting, landscaping and play equipment. This latest edition represents the first overhaul of the document handed down to us from the builder and incorporates all the incremental changes we've made since taking over from Crosswinds. The new document supersedes the original and is in effect as of last August, so please check it out on the website if you have any questions about current standards.

We have received several questions regarding trespassing and there are several points that need clarification. First, please remember that all residents have full access to all common areas throughout the community, including grassy banks around retention ponds. Each retention pond has at least one public access corridor, which is not marked but is relatively obvious as a wider gap between adjoining houses. This is clearer on community maps, available on our website and at the Amenity Center office. Naturally, owners may prohibit any trespass on their own property, but owners of pond lots may NOT restrict access to other members or limit their ability to enjoy walking or

playing on pond banks. Non-residents are prohibited from using our common areas except as legitimate guests of owners.

A second issue involves the conservation areas (the wooded areas scattered throughout the community). No one, resident or non resident, is allowed to enter any conservation area for any purpose. We are clarifying these standards with the Oviedo Police Department to facilitate their response when any resident calls to report trespassing. Residents should call the police to report any trespass and, of course, please do not hesitate to call OPD if you see any suspicious activity, regardless of location.

Finally, I'd like to leave you with an appeal to please be kind to our wildlife! I'm thinking here primarily of our three resident Sandhill Crane families. These beautiful but ungainly birds are an endangered species and protected by law. Please tell your kids to not harass or dis-

turb the birds as they wander through our neighborhood (and please keep your dogs from chasing them!). It's the law, it's in our Covenants... and it's the right thing to do! ❀



by Sandra Alfonso

EASTER EGG HUNT

Our next event will be the appearance of the Easter Bunny in the Sanctuary on April 16 at 10:00 am at the Clubhouse. This fun event for the children will include an Easter egg hunt, picture taking and chocolate treats. If you would like to help, please contact Sandra Alfonso at 917-217-8475.

DO YOU LIKE TO GRILL??

Then this event is for you... adults only! All American Grill will be at the Sanctuary on May 14 at 6:00 pm. They will teach you how to make an appetizer, two entrées, two side dishes and dessert all on the grill. The cost of the event is \$25.00 per person or \$40.00 per couple. Grab a friend for a fun night with dinner. You prepare it, then eat it!! Space is limited so please contact Sandra now to reserve your seat. Call 917-217-8475.

SANTA IN THE SANCTUARY

Santa in The Sanctuary was a lot of fun. We all enjoyed the look on the kid's faces. It was the first year Santa went door-to-door. Next year, with more volunteers, we hope the popular multi-night

Continued on page 6

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Social Committee

continued

event will be even better. Thanks to all who gave one or more nights toward the success of this year's event. Special thanks go to Oviedo Mayor **Dominic Persampiere**, Paul and Mickey. A big thank you to the elves & reindeers that helped Santa: Pam, Georgie, Angela, Kathy, Marcy, John, and Ron.



Pictured here with Santa are Kyle and Danielle Krietemeyer and Sara Dongelli



Pictured here with Santa is our very own Social Committee and Board Member

Sandra Alfonso. Thank you for all your hard work in putting these social events together!



Photos by Roger Mauzey

FALL FESTIVAL

Our Fall Festival was a huge success partially due to the support of the following businesses who helped offset the cost by donating to the event: Primrose School of Oviedo, CFE Bank, TJ Shack, 7 Eleven, Publix, Party 1 Dollar Store, Oviedo Pool Service, Dr. Pamela Westmoreland, Hokkaido, Le Nails, Beef O' Bradys, Palm Tree Pool Supply, Gold Medal Gym, Avon by Kay, All Grills & More, and DJ Carmelo for downloading all the music.



We encourage you to show these businesses your appreciation by giving them your commerce whenever possible. Thanks, as well, go to the hard working Fall Festival committee: Kay, Pam, Lina, Brenda, and Ron. We couldn't hold this event without the help from Eddie, Mickey and Joyce. A special thanks to the Meyers family for running all the games for the kids.

Please contact the following if you are interested in helping with the social committee events:
Pam or Kay at club house @ the sanctuaryhoa.org.

Or contact Sandra Alfonso at mickeysandee@aol.com. ❀



Saturday, February 5 Garage Sale for Juvenile Diabetes Research Fund

In early 2009, Carly Costello (resident of The Sanctuary and a 7 yr-old 2nd grader at Walker Elementary) was diagnosed with type I insulin dependent juvenile diabetes while in Kindergarten. She will be insulin-dependent for the rest of her life.

There are many devastating diseases in our world right now, and that saddens us. The difference with juvenile diabetes is that wiping it out of existence is ex-

tremely attainable and within reach.

We hope to do everything in our power to help find a cure for juvenile diabetes to avoid the heart and kidney disease, blind-ness, amputation, and early death that is a reality for many people who are afflicted by this.

Carly told us her "New Year's Resolution" this year was to raise as much money as she could for her walk team "Carly and Skyler: Friends Fight for a Cure" at the Juvenile Diabetes Research Foundations (JDRFs) fundraising event on March 5th at UCF to cure her diabetes. She came up with the idea of having a garage sale and selling lemonade, water, awareness bracelets, and baked goods and giving her profits to the cause.

GARAGE SALE

We hope you can stop by 4077 Safflower Terrace on February 5th to enjoy

the event, meet some neighbors, have a snack, and let the kids play for a bit. Feel free to stop by and drop off any items you may have that you wish to donate to the sale. You may even see something you might want to buy for your-self. If you want to drop off anything sooner than the 4th just call to coordinate.

Consider taking a moment to visit Carly's JDRF walk team page and make a small donation to our cause at <http://walk.jdrf.org/walker.cfm?id=87793768>. As little as a \$1 donation could help research a cure for this disease and change the lives of these kids forever. We would even love for you to walk with our team on March 5th. For more information, call 407-359-9802 or email mcostello4@cfl.rr.com.

Submitted by The Costellos: Mark, Jennifer, Carly (7) and Matt (5) ❀



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Landscape Committee

Submitted by Kay Petruzzi,
Landscape Committee Chair

2010 was a very busy year for the Landscape Committee. We needed to repair the frost damages of 2009, which required shrubbery, sod and tree replacements in many of the common areas. We also upgraded many areas in our continuing effort to improve the overall look of the community.

Also in 2010 we sought new landscape contract bids from several contractors to ensure that our community was receiving quality attention at a reasonable cost. That exercise resulted in retention of our current Landscaper, Grasshopper Lawn & Landscape, which has performed an exceptional job for The Sanctuary. Their responsiveness to our demands exceeded our expectations. For that we thank Ryan and Tonya Wyndham of Grasshoppers.

The new year has begun in the same manner adding new frost and freezing temperature damages to the frost damages left over from 2010. However, rest assured that the committee will continue to work diligently to overcome what Mother Nature has brought to our doorstep.

On a brighter note, upgrades are in the works for our main entrance and the outer edges of our community along CR419 which have suffered multiple damages over the years. We will also continue to work on interior areas of the community that have yet to see an upgrade or whose plant material has sustained damages.

The research and planning of all the changes and improvements for the community could only be accomplished with the assistance of the volunteers on our

committee. We are fortunate to have Pam Beer and Joyce Halaychick who give a significant part of their time for the betterment of our community.

Contact Kay regarding landscape concerns or to volunteer your time at: TheSanctuaryLandscape@hotmail.com.



Real Estate Update



Submitted by Lynne Boykin

SANCTUARY END OF YEAR REAL ESTATE RECAP

We sold 40 homes in 2010; 20 were traditional sales while 8 were short sales and 12 bank owned. That is compared with 2009 selling 48 homes with 26 traditional sales, 10 bank owned, and 12 short sales. Looks like we are getting a lot of the short sales and bank owned homes sold off, but it is hurting the values of our homes. Currently we have 17 active listings in the Sanctuary with 7 traditional homes, 2 bank owned and 8 short sales. I'm hoping for a brighter 2011 and will keep you posted each quarter. Please feel free to call me any time if you have any real estate questions. I can be reached at 407-587-9326. ❀



Speed Weeks at The Sanctuary

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Photo: Valerie Williams

As the picture above shows, parking over the sidewalk, in addition to earning you a citation from the City of Oviedo, could create a hazard for strolling wildlife.

At just about any time of day, these guys and gals can be just about invisible to motorists (this, of course, can also relate to our neighborhood children when playing outside or walking to and from the school bus each day). So stay on the lookout as you wind your way through the neighborhood.

Should you see anyone (not just children) picking on any of The Sanctuary's wildlife, please report the incident to the Florida Fish and Wildlife Conservation Commission Wildlife Alert by calling 888-404-3922.

Is It Time to Paint *Already?*

It might be — if your builder-painted house is five to seven years old.

Some Sanctuary houses received watered-down coats of cheap paint... poor protection from Florida's sun, wind and rain.

Many homeowners got wet during tropical storm Fay due largely to the poor protection afforded by that lousy original paint job.

If you haven't painted, it could be time your house benefited from a decent coat of protection.

Samples of Sanctuary-approved colors are available at the Amenity Center. Find your color (the same or new) in the sample book and **get ARC approval before you paint.**

Applications are available on the web site:

www.thesanctuaryhoa.org



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Amenity Center FEES

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(Must have copy of tenant's Lease Agreement)

RESIDENTS

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

ADDITIONAL CARD \$10.00

LOST CARDS \$10.00

PHOTO IDENTIFICATION CARDS

LOST PHOTO ID CARDS \$5.00

LOST TENNIS KEY \$5.00

For all residents: only one tennis key will be given out.

AMENITY CENTER RENTALS

Rental Fee \$50.00

+ Security Deposit \$100.00

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

Amenity Center

The Amenity Center Office is open from 9:30am to 5:00pm, weekdays, and from 11:00am to 5pm, weekends. The facilities are available from 5:00am to 9:45pm, daily. **Please note that the alarm system automatically activates at 10:00pm, so please exit the center 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. ❄



HOA Dues

Your HOA dues are paid quarterly and come due the first of January, April, July and October. If you do not have payment coupons, contact Pinnacle Property Management, 407-977-0031. Late fees apply. ❄

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.

Get ARC approval...
before you paint.



Pooch Pickup!! Don't throw away \$50.

Please pick up after your pet. Not only is it a health issue, you will be fined. The City of Oviedo can levy a fine of \$50 when you get caught. We urge you to just pick up. For more info: <http://www.seminolecountyfl.gov/dps/ansrvs/ordinances.asp> or call Dept. of Public Safety, Animal Services Division @ 407-665-5110. Also: www.seminolepublicsafety.org. ❄


TheSanctuaryHOA.org Website

Many homeowners are finding The Sanctuary Website to be a helpful reference for questions about covenants, community standards, phone numbers to call, online copies (in color!) of this newsletter, and much much more. If you are planning outside improvements, including painting, landscaping, patios, pools or other projects, download the appropriate Architectural Review Committee form from the Website BEFORE you start your project. Check it out at www.thesanctuaryhoa.org.



E-mail List

Would you like to receive announcements of special events, meetings and activities via email? Go to our website, www.thesanctuaryhoa.org, click on Resident Feedback and send us your email to be placed on our list to receive info. ❄

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
FEBRUARY		1	Groundhog Day 2	3	4	GARAGE SALE For JDRF See page 6 5	
	Superbowl Sunday 6	7	8	9	10	Lincoln's Birthday 12	
	13	Valentine's Day 7pm COVENANTS 7:30PM FINING COMM 14	15	16	7pm..... ARC 6:30pm OPEN FORUM 7pm..... BOD 17	18	19
	20	Presidents' Day 21	Washington's Birthday 22	23	24	25	26
	27	28					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
MARCH		1	2	3	4	UCF/JDRF Walk with The Costellos. (See Page 6) 5	
	6	7	8	Ash Wednesday 9	10	11	12
	Daylight Saving Time Begins 13	7pm COVENANTS MEETING 7:30PM FINING COMM 14	15	16	St. Patrick's Day 17 6:30pm OPEN FORUM 7pm..... BOD	18	19
	First Day of Spring 20	21	22	23	24	25	26
	27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
APRIL							
	3	4	5	6	7	8	9
	10	7pm COVENANTS 7:30PM FINING COMM 11	12	13	14	15	EASTER EGG HUNT 10am 16
	17	18	Passover begins 19	20	21	22	23
	Easter Sunday 24	25	26	27	28	29	30



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All ads must meet approval of HOA BOD.

Preferred ad formats. Ad layouts and art:

- JPEG at 300 ppi minimum resolution.
- PDF created from high resolution 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. and 4 p.m.

Reclaimed Water

Odd Addresses: MON / WED / SAT

Even Addresses: TUE / THURS / SUN

City of Oviedo Potable (tap) Water – Winter

Odd Addresses: Saturday

Even Addresses: Sunday

The Sanctuary (Common Areas)

MON / WED / FRI



**Call the City of Oviedo Water Conservation
 Office to report abuse: 407-971-5691**

**Go to <http://sjr.state.fl.us/floridaswater/conservation> to learn more about saving
 Florida's water.**