

Winter 2006

# The Sanctuary

O V I E D O • F L

[www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org)

## PROPERTY MANAGEMENT

**Don Asher and Associates**

Chris Anderson, *Property Manager*  
407 425-4561

## Clubhouse Directors

Barbara & Nikki • 407 971-9749

## Clubhouse Reservations

Barbara & Nikki • 407 971-9749

## Architectural Review Applications

Download from website, see page 10 or pick up at the clubhouse.

## THE SANCTUARY BOARD OF DIRECTORS

**Michael Woodman**, *President*

[mdwoodman@earthlink.net](mailto:mdwoodman@earthlink.net)

**Craig Tidwell**, *Vice-President*

[ctidwell@cfl.rr.com](mailto:ctidwell@cfl.rr.com)

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*Review Committee (ARC) Chair*

[johnfciesko@yahoo.com](mailto:johnfciesko@yahoo.com)

**Gerald Bruck**, *Landscape*

*Committee Chair*

**Stewart Williams**, *Director*

## Report from the Property Manager



*Submitted by Chris Anderson, LCAM*

Dear Sanctuary Residents,

Let's help keep The Sanctuary one of the best looking and most enjoyable communities in central Florida. With every resident's help, we can keep the community beautiful and protect property values:

• **Lawns and landscaping:** As required by the community documents, please be sure to keep your lawn and landscaping properly mowed, edged, trimmed, and weeded. Most residents perform an outstanding job and I would like to thank them! Let's keep up the good work and address any lawn/landscaping issues for the good of the community.

• **Trash/debris:** Dispose of all trash and debris in the proper trash receptacles on both the common and personal grounds. It takes little effort and preserves the appearance of the community. On the clubhouse grounds, there are plenty of trash receptacles for your convenience.

- **Parking:** Residents and guests should utilize the driveways and garages to the best of their ability. On street parking is only allowed on a temporary basis (a few hours) and overnight parking is not permitted on the street. Please be sure to not block any sidewalk or impede the flow of traffic on the community's streets. Illegally parked vehicles can be issued a citation from the City of Oviedo Police Department.
- **Street Light Outage:** If any resident identifies a street light

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## Property Manager *continued*

that is not operating properly, please call Nikki and/or Barbara at the amenities office. They will be happy to call FPL. The office telephone number is: 407-971-9749 . Please give pole # and address.

- **Quiet Enjoyment:** Please be sure to respect your neighbors' quiet enjoyment, especially during the evening hours. Please keep music and voices within an audible limit that does not disturb your neighbor.

On a separate note, it has been brought to our attention that the alarm monitoring service, Guardian International, is now Devcon Security/Guardian International. All homes monitored by Guardian Intl. are still provided the monitoring service and customer support can still be reached at 1-800-509-4911.

### **Leasing Requirements:**

Any Owners wishing to lease their unit, must provide a copy of the lease to the board via management/on site staff. Copies must be provided a minimum of 10 days in advance of the execution of the lease. However, it is strongly preferred that copies of the lease be provided 30 days in advance, when possible. As well, the board requires that the lease be long term. Copies of the governing documents are to be provided by the owner to the leasees.

Thank you for taking a moment to read the community newsletter and have a wonderful day! ❄️

# President's Message



*Submitted by Michael Woodman, President, The Sanctuary Community Association*

Fellow residents of The Sanctuary,

It's hard to believe that it has already been one year since the transition of the Homeowners' Association from the developer! I want to take this opportunity to tell you about some of the changes that your Board of Directors has brought about and to inform you of the changes soon to come. First, some highlights of what we've done:

- **Property Management company.** One of our first actions as your Board of Directors was to hire

Don Asher and Associates as our property management company. They have been very responsive and have done a great job of getting our Association on the right track since the transition.

- **Amenity Center security.** We hired LAWS Security to help ensure the safety and security of The Sanctuary residents at the Amenity Center, as well as to ensure that only legitimate residents use the Association amenities. More recently, we hired off-duty Oviedo Police Department officers to fulfill these duties on weekends.

- **Amenity Center staff.** We hired on-site personnel to run the Amenity Center office for day-to-day business and to monitor the cleanliness and orderliness of the pool area to ensure an enjoyable atmosphere for the residents. They also provide The Sanctuary residents with someone local to turn to for reservations, activities, key cards, and problem resolution.

- **Community Services.** We have hired new contractors for the following services:
  - o Amenity Center cleaning
  - o Pool Maintenance
  - o Irrigation check and repair
  - o Christmas decorations

*Continued on page 3*



## Happy Holidays to all!!

**The office will be closed Christmas Eve and Christmas Day and New Year's Eve and New Year's Day. We wish you all a safe and happy holiday season. ❄️**

## President's Message

continued

- **Landscaping**
  - o Tighter control of the landscaping contractor
  - o New landscaping at the eastern entrance and along Mandarin Orange Place
- **Community web site:** <http://www.thesanctuaryhoa.org/>
- **Social events** - community garage sales, wine tasting, community get-togethers, etc.
- **Engineering**
  - o We hired Aiken Engineering to perform a complete study of the Association property to give us a professional opinion regarding the deficiencies on the part of the developer so that we can now "encourage" the developer to fix them or pay the Association to have them fixed.
- **Playground**
  - o Thanks in large part to the efforts of our playground committee, Alycia Wood, Yvette Torres, Kerri Foret, Jeff Townsend, and Christin Hards, we have a new section of the playground devoted to the younger residents of the community. At the same time, the previous playground was improved and made safer.

### EXPECT IN THE NEAR FUTURE:

- **Community-wide repairs.** Based on the Engineering report, the developer has approximately \$300,000 of repairs to make in the community. This includes improvements of all village signs in terms

of lighting and landscaping, repair of the interactive water play area, repair of crumbling Association walls, and much more.

- **Landscaping.** We are planning on additional landscaping at both community entrances. We will also be evaluating other community areas once the developer has completed construction in those areas.
- **Photo identification.** We will be issuing new access cards to all residents that will have photo identification embedded to avoid the necessity for separate identification and to make it easier for minors to verify that they are legitimate users of Association facilities. In conjunction with the new system, we will change the tennis court locks to use the access cards in order to eliminate the need for a separate key. ❄



# Breakfast with Santa:

Saturday, December 9th @ 9am,  
Santa will be at the club-

house. Bring your camera and a wrapped gift with your child's name on it (gift can be left at the office during the week). We will be doing a holiday craft, having fun, and most important, visiting with Santa. ❄

## SUPER SUPPERS

Your answer to ... "What's for dinner?"



**Scheduled Sessions**  
**Pick Up**  
**Grab n' Go**

\*\*\*

**Call to schedule your**  
**Private Party**

\*\*\*

**Walk-In**  
**Customers Welcome!**

\*\*\*\*\*

\*\*\*\*\*

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At Super Suppers you'll assemble entrees in our kitchen, with our ingredients and cookware. We'll take care of the cleanup while you cook the entrees in your kitchen. To get started, just go online, schedule a session, and in two hours or less you'll assemble healthy, no-hassle food from recipes designed by our chefs. Don't have time to schedule a session? Stop by our studio kitchen during our walk-in days and assemble as many entrees as you like.

When you can't come in and prepare meals yourself, we have a Grab n' Go option. Just walk into our Oviedo store and grab pre-assembled entrees, sides and desserts from our Grab n' Go freezer. It has become so popular, we have to work overtime just to keep the freezers full!



# The Sanctuary is honored to participate in...

## TOYS FOR TOTS



U.S. MARINE CORPS RESERVE

For more information visit: [www.toysfortots.org](http://www.toysfortots.org)

Drop Box located in The Sanctuary Amenity Center

Funding donated by [Logo] proud sponsor of the Marine Toys for Tots Foundation

**LAST DAY FOR COLLECTON, DECEMBER 16TH.**



*Fall Festival: Sack Races! Three-legged Races! Egg Toss!*

## Past Events



@ The Sanctuary

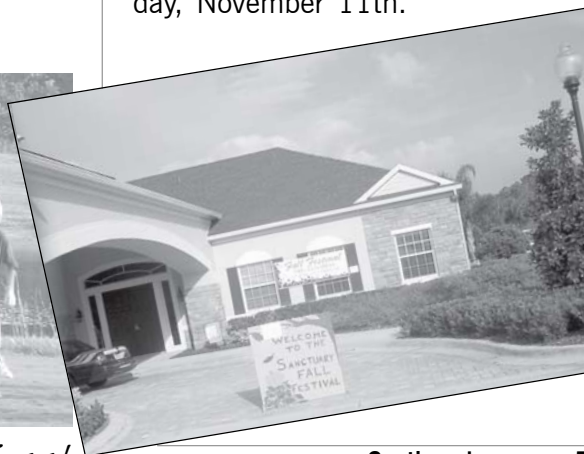
**The Community Yard Sale**, which took place on October 21st was a big success. We are planning to make this an annual event.

**The September Wine Tasting** was well attended and a great time was had by all. Remember, all Sanctuary Homeowners will receive a 10% discount at Roget's.

**Our Food Tasting**, hosted by Super Suppers was a tasty delight. Super Suppers is a great way to make sure your family eats well and can also make your life easier.

## Fall Festival Great Success!!!

Our Fall Festival in The Sanctuary was celebrated on Saturday, November 11th.

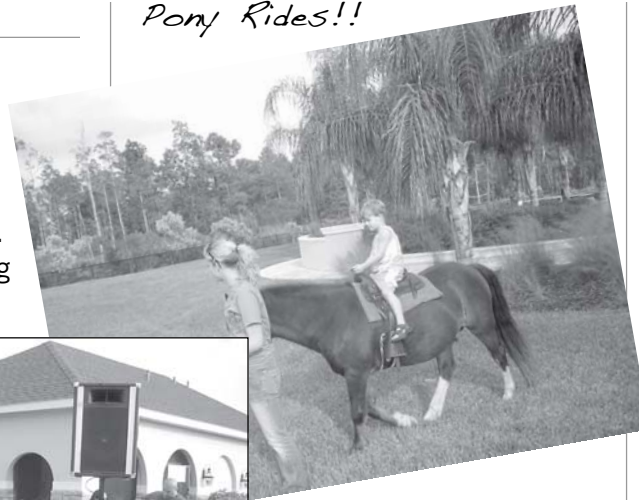


Continued on page 5

## Past Events continued

We had beautiful weather and a great turn out of homeowners. We are hoping to make this an annual event. Look for info in the spring newsletter.

*Pony Rides!!*



*A small sample  
of our Raffle  
Items!!*



*Live Music by Phil  
Preston with our  
MC Bill Sloat*



*Arts & Crafts in  
the Cabana along  
with Face  
Painting!!*



*Hayride!!!*

We would like to thank all of our volunteers and committees for a super job. A big thank you to our sponsors:

- AmSouth Bank - Stephanie and her team*
- CFCK Karate*
- Designing Women Landscape*
- Hagerty High School*
- Little Gym*
- Mary Kay - Grace Lardzibal*
- McDonald's*
- Ole Ole Restaurant - Fernando and Lisa*
- Oviedo High School*
- Oviedo Injury and Wellness Center*
- Palm Tree Computers*
- Party City*
- Party Lite Candles*
- Pillar Title - Jackie Ortiz*
- Pilot Properties - Barbara & Mary Ann*
- Publix*
- Roget's Fine Wine and Beer - Roger*
- Sandfire Gourmet Wraps and Grill*
- Scrapbooking - Jill Neet*
- Smoothie King*
- So Sweet Boutique*
- St. Luke's Lutheran Church*
- Super Suppers*
- The Mortgage Center - Sam Dongilli*
- Twin Rivers Golf Club*
- Usbourne Books - Karen Young*
- Webster University - Bill Sloat*
- Winn Dixie*

Thank you to our food vendors:

- *Brewster's*
- *Dominoes*
- *Tijuana Flats*
- *Sandy's Hot Dog Wagon*

Thank you to all of our homeowners who generously gave of their time and talents. Thanks to George VanDeventer for a wonderful hayride. Special thanks to Katie Patterson for organizing our volunteers and raffle. Thanks to the team from AmSouth Bank for helping out and making popcorn. Our girl scout troop who came and did a great job. Lisa and Nikki for doing such a great job on the field. Nancy, Kris, Robin, Grace and all their helpers in the Cabana. The cake walk, Jackie Ortiz. Our photographers Jill Neet and Tom Cernera. The helpers with the basketball free throw. And let's not forget Bill Sloat, our MC. Thank you, thank you, thank you to all for your help. ❄️



# Activities & Groups

Join these activities and meet your neighbors.

**Breakfast with Santa:** December 9th @ 9am, see announcement for details. RSVP.

**Bridge:** Looking for players. We have a list of interested players. Call the office @ 407-971-9749.



**Bunco:** Meets first Wednesday of the month. Call Amber @ 407-971-4014 if you plan to attend.

**Babysitting:** We have a list of babysitters at the office. If you are available to babysit, call and place your name on the list.

**Community Networking Group** now forming @ The Sanctuary. First meeting, Tuesday, December 12 @ 8am. Come meet fellow business owners and let's help each other grow. Additional meetings January 9 & February 6, @ 8am. RSVP 407-971-9749.

**Game Night @ The Sanctuary:** Saturday, January 13th @ 7pm. Monopoly, Pictionary, Scrabble, Trivial Pursuit, or bring your favorite game. Come relax and have some fun. RSVP 407-971-9749.

**Golf:** Info for golf scramblers on the website.

**Holiday Cookie Exchange:** December 14 @ 7pm at the clubhouse. Bring 3 dozen cookies, an empty container and the recipe. We will sample, exchange and spread a little holiday cheer. RSVP @ the office: 407-971-9749.



**Lending Library:** We have a small selection of books that have been donated to the lending library at the clubhouse. Please come in and browse, borrow or donate any books you might want to share.

**Meet the Neighbors Super Bowl Party:** Come meet your neighbors, bring your favorite munchie and watch the Super Bowl on our big screen TV at the



clubhouse. Super Bowl Sunday is February 4th. Call the office to reserve your spot.

**Men's Night:** Interested in getting together with other men in the community? Join us on Friday, January 19 @ 8pm for an organizational meeting.



**Pilates:** Tuesdays from 7-8pm. Call the office for details. 407-971-9749.

**Playgroup:** Contact Kerri Foret at [kkac@bellsouth.net](mailto:kkac@bellsouth.net).



**Scrapbooking:** Friday, January 12 & February 9 at 6:30 pm. Call Jill @407-810-5695.

**Sweets for your sweetheart!!** On

Saturday, February 17, @ 7pm, join us for luscious desserts to celebrate Valentine's Day. This is sure to be a special treat. Call the office to reserve your spot.



**Texas Hold'em:** Will meet on Wednesday, December 13, January 10 and February 21 @7:30pm. Contact Claude Williams @407-365-0708 for details and if you plan to attend. ❄️



**Weekly Wine Tastings**  
**Friday 5pm-8pm**  
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**NEW OFFICE HOURS**  
**Monday to Saturday,**  
**9am-3pm**

# Committee Reports



## Playground Committee

The new playground area is complete! Four swings, a play structure for 2-5 year olds and three riding toys have been added along with a well-cushioned wood fiber mulch play surface. The new mulch was installed throughout the entire playground to provide a safe play surface for our youngsters. The project was complete with the installation of additional seating and new fencing to enclose the entire area. We hope you and your children enjoy the new playground! ❄️

## Children's Play Committee

The Children's Play Committee (formerly the Playground Committee) is looking for help with our next project. We will be getting together after the first of the year to begin working on a water feature for our children. Please contact Kerri Foret if you would like more information or to help with this project. Email: [kkac@bellsouth.net](mailto:kkac@bellsouth.net) or call 407-977-4711. ❄️

# HOA Blurbs



Announcements you need to know.

## What's Happening in The Sanctuary?

There will be four positions on the Board of Directors that will be voted on at the Annual HOA Meeting in January. Anyone interested in running for the Board should contact Chriss Anderson at Don Asher and Associates, 407-425-4561 or [chris\\_a@bellsouth.net](mailto:chris_a@bellsouth.net)

## E-mail List

Would you like to receive announcements of special events, meetings and activities via email? Go to our


website, [www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org), click on Resident Feedback and send us your email to be placed on our list to receive info.

## You are Invited to Join Us!

The Monthly Association Board Meetings will be held on the third Thursday of each month. Open Forum 6:30pm, Board of Directors 7pm.

## YOUR HOA DUES ARE PAID QUARTERLY.

Payment is due by January 1, 2007. If you did not receive a coupon book, please contact Don Asher @407-425-4561. ❄️



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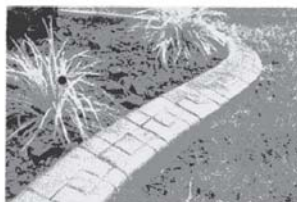


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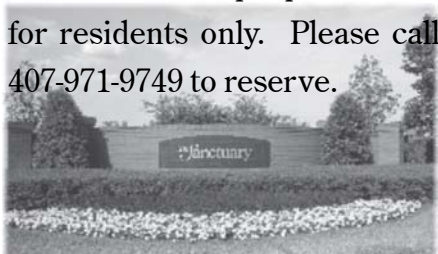
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ARCHITECTURAL REVIEW APPLICATION

**THE SANCTUARY COMMUNITY ASSOCIATION, INC.**

THIS FORM IS TO BE COMPLETED BY THE HOMEOWNER AND SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. PLEASE ALLOW THIRTY (30) DAYS UPON RECEIPT FOR A DECISION FROM THE ARC.

Mail completed application to:

**The Sanctuary Community Association  
c/o Don Asher and Associates  
1801 Cook Avenue  
Orlando, FL 32806  
Phone: (407) 425-4561 Fax: (407) 843-5169**

Mailing Address: If different from Property Address _____	Property Description: Street Address: _____
Name: _____	Lot # _____
Address: _____ _____	Owners Name: _____
Signature: _____	Property Address: _____
	Phone: Day _____ Night _____

**Note:** THIS FORM WILL BE MAILED BACK TO THE PROPERTY OWNER: THE FOLLOWING ITEMS NEED TO BE SUBMITTED ALONG WITH THIS FORM: 1) PLOT PLAN/PROPERTY SURVEY SHOWING LOCATION OF MODIFICATION; 2) DRAWING AND COLOR SAMPLES

Please complete the following, if applicable:

Contractor: \_\_\_\_\_ Architect: \_\_\_\_\_  
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Purpose of Application: Check appropriate items  
\_\_\_\_ Exterior Color Selections (attach color samples; denote body, trim & roof colors)  
\_\_\_\_ Pool (detail color of any screen enclosure and detail how pool equipment will be screened from view)  
\_\_\_\_ Fence Plan-Posts must face inward- (detail style, material, size and plat plan to be included)  
\_\_\_\_ Landscaping Plan  
\_\_\_\_ Construction project such as screen room or room addition. Colors and materials must be detailed.  
\_\_\_\_ Other \_\_\_\_\_

**NOTE: Requests and alterations must conform to all local Zoning and Building Regulations. You are required to obtain the required permits if your request is approved. If your request is denied by the ARC, you may appeal to the Board of Directors for review. If all required materials or information is not included with this form at the time of submission, the time period does not apply for approval/disapproval.**

ARCHITECTURAL REVIEW COMMITTEE

Approved: \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_


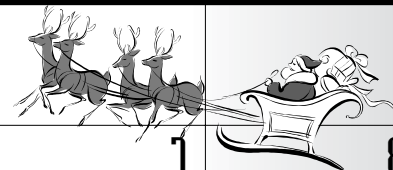
Disapproved: \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_


COMMENTS BY ARC


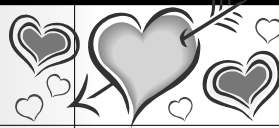



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Date Received by D.A.: \_\_\_\_\_ Date Mailed to Mailing Address: \_\_\_\_\_

Date Submitted to ARC: \_\_\_\_\_ Date Mailed Certified: \_\_\_\_\_  
(if applicable)

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
<b>DECEMBER</b> Advent begins AMENITY CENTER OFFICE CLOSED	 3 9:30am PLAYGROUP	4 7pm ..... PILATES	5 7pm ..... BUNCO	 6 7pm ..... BUNCO	7 7pm ..... BUNCO	8 9am <b>BREAKFAST WITH SANTA</b>	
	10 9:30am PLAYGROUP	11 8am <b>COMMUNITY NETWORKING GROUP</b> 7pm ..... PILATES	12 7:30pm ... TEXAS HOLD 'EM	13 7pm <b>HOLIDAY COOKIE EXCHANGE</b>	14 7pm <b>HOLIDAY COOKIE EXCHANGE</b>	15 <i>Hanukkah begins @ sundown</i>	16
	17 9:30am PLAYGROUP 7p ..... PILATES	18 7pm ..... PILATES	19	20	21 6:30pm . OPEN FORUM 7pm ..... BOD	22 <i>Winter Solstice</i>	23
	24 <b>AMENITY CENTER OFFICE CLOSED</b>	25 <i>Christmas Day</i> <b>AMENITY CENTER OFFICE CLOSED</b>	26 <i>Kwanzaa begins Boxing Day</i>	27	28	29	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
3 <i>New Year's Eve</i> <b>AMENITY CENTER OFFICE CLOSED</b>	4 <i>New Year's Day</i> <b>AMENITY CENTER OFFICE CLOSED</b> <b>HOA DUES due</b>	5 7pm ..... BUNCO	6	7	8	9
13 9:30am PLAYGROUP	14 8am <b>COMMUNITY NETWORKING GROUP</b> 7pm ..... PILATES	15 7:30pm ... TEXAS HOLD 'EM	16 7:30pm ... TEXAS HOLD 'EM	17 6:30pm SCRAPBOOKING	18 7pm GAME NIGHT	19
20 <i>Martin Luther King Jr.'s Birthday observed</i> 9:30am PLAYGROUP	21 7pm ..... PILATES	22 7pm ..... PILATES	23 6:30pm <b>OPEN FORUM</b> 7pm <b>ANNUAL ASSOCIATION MTG</b>	24 8pm <b>MEN'S GROUP</b>	25	26
27 9:30am PLAYGROUP	28 7pm ..... PILATES	29	30	31 	32	33

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 <b>SUPERBOWL PARTY</b> Meet the Neighbors!	 4 9:30am PLAYGROUP	 5 8am <b>COMMUNITY NETWORKING GROUP</b> 7pm ..... PILATES	 6 7pm ..... BUNCO	7 7pm ..... BUNCO	8 6:30pm SCRAPBOOKING	9 6:30pm SCRAPBOOKING
10 9:30am PLAYGROUP	11 7pm ..... PILATES	12 7pm ..... PILATES	13 <i>Valentine's Day</i>	14 6:30pm . OPEN FORUM 7pm ..... BOD	15 8pm <b>MEN'S GROUP</b>	16 7pm <b>VALENTINE'S DESSERT NIGHT</b>
17 <i>Chinese New Year</i>	18 <i>President's Day</i> 9:30am PLAYGROUP	19 7pm ..... PILATES	20 7:30pm ... TEXAS HOLD 'EM	21 7:30pm ... TEXAS HOLD 'EM	22 23 	24 24
25 9:30am PLAYGROUP	26 7pm ..... PILATES	27 7pm ..... PILATES	28	29	30	31



The New Year  
 is about to begin  
 and we would like  
 to wish all of  
 The Sanctuary  
 Homeowners and  
 residents and their  
 families  
 a Happy and  
 Healthy New Year.

Thank you to all the board members, committee members, volunteers and homeowners for making The Sanctuary such a great place to live.

## Having a baby??

Call and let us know when your baby is born. The baby born closest to the New Year (before or after) will be announced in the spring issue of The Sanctuary News. ❄

## Advertise in The Sanctuary News

Quarterly Publication

Size	1x	Annual
Business Card .....	\$35	.... \$125
¼ Page .....	\$65	.... \$225
Under 18 Resident ..	\$8	..... \$20

*(One line ex. Dog Walker, name, phone)*

All ads must meet approval of HOA BOD. May limit types and quantity of ads. Call Clubhouse for ads.

**Format for ads:** MS Word, Publisher, Adobe Illustrator, Photoshop in raw format. No pdf's or jpg's.

Prices & frequency subject to change.



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