

# The Sanctuary

O V I E D O • F L

**www.thesanctuaryhoa.org**  
**PROPERTY MANAGEMENT**  
**Don Asher and Associates**  
Chris Anderson, *Property Manager*  
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**Clubhouse Directors**  
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**Clubhouse Reservations**  
Nikki & Chris • **407 971-9749**  
**Pool Monitor** Zachary  
**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  
**Alycia Wood**, *Vice-President*  
thewoods@cfl.rr.com  
**Betty Howard**, *Secretary*  
howardbettye@yahoo.com  
**Stewart Williams**, *Treasurer*  
williams\_stewart@yahoo.com  
**Bill Tidwell**, *Amenity Center*  
bntidwell@aol.com  
**Tom Cerner**, *Architectural*  
*Review Committee (ARC) Chair*  
tcerner@bellsouth.net  
**Christen Hards**, *Landscape*  
*Committee Chair*  
chris@ehards.com  
*Covenants Committee Chairs*  
**Bridgit & Terrence Reid**  
Terrence\_reid1@yahoo.com

## Report from the Property Manager



*Submitted by Chris Anderson, LCAM*

I would like to thank the homeowners in The Sanctuary who have so generously given their time and talents to volunteer for various committees, activities, and also the Board Members. As we continue to grow so do the problems and it takes a united community to solve them.

In a separate article, please refer to the watering restrictions. These are enforced by St. John's Water Management. It is important that we go along to get along.

Trash continues to be a big issue. Please place waste in covered receptacles. When you leave your trash in plastic, the wildlife can't help but get hungry, their table manners leave something to be desired, and we end up with a big mess. This can be avoided by simply placing it in a covered can.

We are still working with The City of Oviedo Police to set up within

the community to determine the need for traffic tamers. Will keep you posted.

Together we can continue to make The Sanctuary a great place to live.

If you need to speak with me or have any questions about your community, please contact me either by phone or email. I can be reached @ 407-425-4561 or Chris@donasher.com

Thanks and enjoy your summer.



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# Vice-President's Message



Submitted by *Alycia Wood, Vice-President, The Sanctuary Community Association*

Summer is here! It's the time of year for family vacations, graduations, outdoor barbecues, and pool parties. I would like to wish all of your families a safe and enjoyable summer season.

I would like to invite all of our homeowners to a Community Information Meeting on Thursday, June 21st, 6:30pm at Lawton Chiles Middle School. This meeting will replace our regularly scheduled board meeting for the month. We are scheduling a variety of guest speakers to address residents on various neighborhood issues. In attendance will be the Oviedo Police Department to discuss neighborhood watch programs and the Seminole County Sheriff's office to inform residents of general crime prevention. We will also have Alafaya Utilities and the City of Oviedo to review the importance of water conservation and the mandatory irrigation requirements imposed by both organizations. And as we enter hurricane season, we hope to have Progress Energy and/or Florida Power & Light to address the community on hurricane preparedness. I hope that you will mark your calendars and attend this informational event.

As always, we invite your attendance at our monthly board meetings, normally held on the third Thursday of each month. We have an open forum at 6:30pm when residents are welcome to ask questions or express opinions to the Board. The official Board meeting is conducted from 7pm until concluded (normally 8:30-9pm) and only official business, as noted on the agenda, will be addressed during this time. If you wish to add an item to the agenda, please contact Chris Anderson at Don Asher & Associates 48 hours prior to the meeting with your request. ✱

# Announcements



The Sanctuary Board of Directors would like to take this opportunity to assist in reducing some of the confusion concerning Reuse/Reclaimed and Potable water as it relates to lawn irrigation.

In The Sanctuary subdivision, there are two underground water systems, one is the City of Oviedo Potable (Drinking) Water system and the other is the Alafaya Utilities Reuse/Reclaim water system. (Reuse and Reclaim are one in the same). It must be mentioned that these two systems can NEVER be interconnected; to do so is a violation of Federal, State, and local laws/regulations. Reuse/Reclaim water is water that has been filtered from wastewater that comes from your home's sewer pipe. Although it has been filtered and solids removed, it is not completely free of contaminants that could cause illness in a person. Interconnecting these systems may be very hazardous to your health, your neighbors, and possibly the City Water Distribution system. ✱



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# Irrigation Schedule



In order for these rules and guidelines to be effective, the homeowner needs to know the source of water for their irrigation system. Most of The Sanctuary is on Re-use/Reclaim water provided by Alafaya Utilities. Some homes located on Spring Heather and Juneberry are on the City of Oviedo's Potable water. Please know your water source and follow the guidelines below.

The Re-use/Reclaim water provided by Alafaya Utilities is under their guidelines and rules for irrigating. **All of The Sanctuary that uses Re-use/Reclaim water shall irrigate on Thursdays and Sundays only.**

The City of Oviedo's Potable (Drinking) water, when used for irrigation, is restricted by City Ordinance # 1221, dated 17 September 2002. The following rules are mandatory:

- Odd or no numbered addresses may irrigate Wednesday and Saturday only.
- Even numbered addresses may irrigate Thursday and Sunday only.
- No watering may occur any day between the hours of 10:00 am and 4:00 pm.
- All handheld hoses must be equipped with an automatic shutoff type nozzle.

Residents may supplement their in-ground irrigation system with a portable fan sprinkler or portable rotating sprinkler, however, when using potable (city drinking) water through a hose, you are required to comply with the City's Water Restriction ordinance. Disregarding the aforementioned watering restrictions mandated by the City or Alafaya Utilities affects our entire community. We all need to do our part.

Please attend our June 21st Homeowner's Information Meeting (more information on meeting at the Amenity Center) for more information on water conservation in our community. We will have representatives from Alafaya Utilities and the City of Oviedo in attendance to provide information and answer questions. \*

## Did You Know?

Grass clippings left on the street or sidewalk can end up in our ponds, causing added pollutants.

Have you noticed when cars are parked on the street, how narrow the streets become for drivers as well as pedestrians? This is a real safety issue.

Did you know that at every HOA Board Meeting the issue of people not picking up after their dogs is brought up? There is a county ordinance that a violator can be fined \$50.

## WIRELESS IN THE CLUBHOUSE.

Bring your laptop. We now have wireless in the clubhouse.

## CARTOONS IN THE FITNESS CENTER

In addition to DVD in the children's play room, the cable is hooked up. Cartoons on Channel 3. \*



## You are Invited to Join Us!

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

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# Committee Reports



## Amenity Center Report

Submitted by *Bill Tidwell*

Myself and the Homeowners Board of Directors would like to wish Barbara Cernera good luck in her ventures and to thank her for her many months of dedicated service working at the Amenity Center office. She is dearly missed.

We would like to welcome the following new staff members to the Amenity Center. All of our employees are residents here in The Sanctuary. Drop in and say hello.

**Terri Centilla Pieratt** will be working Fridays and Saturdays.

**Chris Richmond** and **Inka Williams** will work in the office on an on call basis.

**Zachery Seymour** is our new "Summer Pool Monitor". Zach will be working Saturdays and Sundays from Noon to 8:00PM (pool closing time). He will be checking ID's and will be there to enforce our community pool rules. This is not a life-guard position.

Please remember there is NO LIFEGUARD ON DUTY AT ANY TIME.

In addition **Nikki Berman** is still working at the office Monday - Thursday.

Residents 13 years and older who have not yet gotten their photo ID's need to do so. Please see our office staff on Monday -Saturday from 9:00am to 3:00pm. In the near future this will be the only acceptable ID to use at all of the Amenity Center facilities. Soon your swipe cards will be deactivated and not be reactivated until you get your new photo identifications. Thanks.

## ARC Report

Submitted by *Tom Cernera*

The weather is heating up and so is the pace of home improvement projects around the commu-

nity. Landscaping, fences and pool projects are the most popular additions to properties. In the older sections, new paint schemes are being approved on a regular basis.

Each of these projects and most other outdoor improvements require approval from the Architectural Review Committee. The process is simple. Just submit a completed form with all supporting information. Most times (when it is appropriate) we would also like a copy of your survey that shows the location of the project features. Please include colors, style, etc. and any professionally prepared information. Your contractors provide much of the necessary material to you when they submit their price quotes to you. Completed packages should be sent to Don Asher & Associates. You can find the form on our website:

[www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org) or stop by the Amenity Center.

The process can take as long as 45 days; the committee meets on a regular schedule each month. We try to take care of business as soon as we can, so this time is shorter in most cases. In extreme cases we can really rush things along if needed.

If you have any questions or concerns regarding the review and approval process or general questions on what is acceptable, please call Tom Cernera - ARB Chairman at 407-977-3862 or email [tcernera@bellsouth.net](mailto:tcernera@bellsouth.net).

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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!

# Landscape Committee

Submitted by Christin Hards,  
Landscape Committee Chair

Starting the first week of June, the Sanctuary will have a new landscape company. After extensive research and interviewing three potential companies, last month the Landscape Committee and board voted unanimously to release Valley Crest of their contract and hire Windham's Grasshopper Lawn Services to do the general maintenance, irrigation, fertilization and pest control for our community. Grasshopper's crew will always be in uniform, as will workers from Heron Lawn and Pest Control who handle the fertilization and pest control for Grasshopper.

As we look forward to seeing the positive changes in our community's landscaping, we ask you all to bear with us during this transitional time.

Additionally we have completed the replanting of the Amenity Center, and again ask for your patience as we watch these new plants mature. During the upcoming months we will continue to concentrate on proper maintenance, addressing long-standing issues and planning further enhancements.

As always, we welcome your input and questions. Please email me at [chris@ehards.com](mailto:chris@ehards.com). ✨

# Activities & Groups

Join these activities and meet your neighbors.

**Bunco:** We will be taking a break for the summer. Next Bunco September.

**Community Networking Group:** We meet two times a month. Interested in expanding your business. Come to a meeting. June 12 @8:30am, June 27 @7pm, July 10 @8:30am, July 25 @7pm, August 14 @8:30am and August 29 @7pm

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

**Ladies Book Group:** Anyone interested in forming a Ladies Book Group to meet one evening a month, please call Barbara @ 407-592-1384 or Amber @ 407-971-4014.

**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.

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

**Scrapbooking:** Fridays, 1x a month @ 6:30pm. Call Jill for dates and details @ 407-810-5695.

**Sharks and Minnows:** Information on swim lessons, contact Sharks and Minnows Swim School @ 407-699-1992. ✨

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**Doug Corbin**



**Karyn Sokolowski**



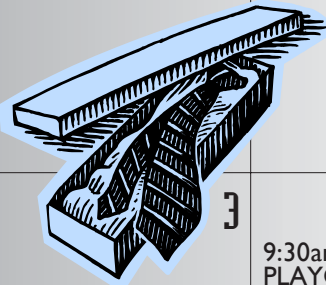
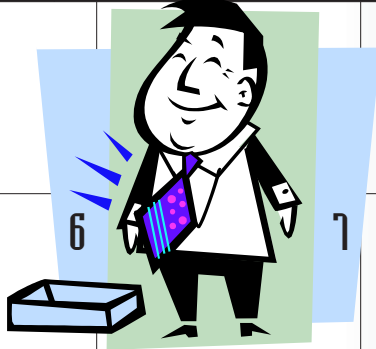
### **Exit Real Estate Results**

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(407)617-2121**

## The Sanctuary "5K Run/Walk" Spring of 2008

Interest has been expressed about conducting a 5K run/walk in The Sanctuary. Would you be interested in participating or helping in such an event? If interested, contact Bill Sloat at 407-365-1817. ✨



SUNDAY	MONDAY	TUES	WEDNESDAY	THURSDAY	FRIDAY
					
3	9:30am PLAYGROUP	4	5	6	7
10	9:30am PLAYGROUP	11	5:30am NETWORKINGGROUP	13	14
<i>Father's Day</i>	9:30am PLAYGROUP	18	19	20	21
24	9:30am PLAYGROUP	25	26	27	28
5pm FALL FESTIVAL PLANNING MEETING			7:00pm NETWORKINGGROUP		
				Flag Day	
				<b>ARC MEETING</b>	
				Solstice	
				6:30pm ..... OPEN FORUM	
				7pm ..... BOD	

See seperate  
file & plate.

SATURDAY	
J	2
U	9
	16
Z	23
E	30

# *Centerfold calender, 11X17.*

# Past Events



@ The Sanctuary

We celebrated our Spring Fling on April 7th and enjoyed beautiful weather, eggs, candy, games, arts and crafts, water balloons and more. A good time was had by all! \*



# HOA Blurbs



Announcements you need to know.

## 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 information.

## Your HOA Dues are Paid Quarterly.

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

# Home Security



## Burglary Prevention

In an open society your home should be the sanctuary for you and your family. Protecting your home and family from criminal intrusion should be high on your list of priorities. However, becoming a burglary victim can leave a family feeling vulnerable and violated.

The burglar's selection process is simple. Choose an unoccupied home with the easiest access, the greatest amount of cover, and with the best escape routes. The following is a list of suggestions to minimize

your risk by making your home unattractive to potential burglars.

### DOORS AND LOCKS

- Use a solid core or metal door for all entrance points
- Use a quality, heavy-duty, deadbolt lock with a one-inch throw blot
- Use a heavy-duty, four-screw, strike plate with 3-inch screws to penetrate into a wooden door frame.
- Use a wide-angle 160-degree peephole mounted no higher than 58 inches

### SLIDING GLASS DOORS

- Use a metal fold-down blocking device called a "charley bar"
- Keep the latch mechanism in good condition and properly adjusted

Continued on page 9

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## Home Security *continued*

- Keep sliding door rollers in good condition and properly adjusted
- Use anti-lift devices such as through-the-door pins or upper track screws

### WINDOWS

- Secure all accessible windows with secondary blocking devices
- Block accessible windows open no more than 6 inches for ventilation
- Make sure someone cannot reach through and open windows and unlock the door
- Use anti-lift devices to prevent windows from being lifted out

### LIGHTING

- Use interior light timers to establish a pattern of occupancy
- Use motion sensor lights around the whole house
- Exterior lighting should be directed across the house as well as the yard

### OPERATION IDENTIFICATION

- Identify your valuables by engraving your drivers license number on them
- Photograph and record the serial numbers of all valuables
- Photocopy the contents of your wallet and other documents
- Store the copies in a safe deposit box or with a relative

### BE A GOOD NEIGHBOR

- Get to know all your adjacent neighbors
- Agree to watch out for each other's home
- While on vacation, pick up newspapers, flyers and mail from you neighbors yard
- Offer to park your car in their driveway if away
- Consider starting a Neighborhood Watch \*

## 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](http://www.seminolepublicsafety.org).



## Does Your Child Attend Princeton House Charter School?

Families interested in carpooling, please contact Amber at 407-927-4014.



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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  
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: _____
Name: _____	Street Address: _____
Address: _____	Lot # _____
Signature: _____	Please check if you live on _____ Conservation _____ Pond _____
	Owners Name: _____
	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: _____	Date _____
Signature _____	
Disapproved: _____	Date _____
Signature _____	

COMMENTS BY ARC

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Date Received by D.A.: \_\_\_\_\_ Date Mailed to Mailing Address: \_\_\_\_\_  
Date Submitted to ARC: \_\_\_\_\_ Date Mailed Certified: \_\_\_\_\_  
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# Fall Festival!! Save the date: Saturday, November 3, 2007



We are happy to announce plans are underway for our annual Fall Festival. Bill Sloat has graciously volunteered to head the committee.

We need volunteers and committee people to assist us in the mighty task. Please call Bill Sloat @ 407-365-1817 if you would like to volunteer or come to one of our planning meetings. Dates on calendar. \*

## Reserve the Clubhouse for Private Parties.

You, as a homeowner, can reserve the Clubhouse for parties. There is a \$50 charge for rental and a \$100 security deposit. Maximum of 25 people. Rental for residents only. Please call 407-971-9749 to reserve.

## Advertise in The Sanctuary News

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**Format for ads:** MS Word, Publisher, Adobe Illustrator, Photoshop in raw format. No pdf's or jpg's. Prices & frequency subject to change.

**A Huge Thank You to our Advertisers.** Their support defrays the cost of printing. Let them know you appreciate their support of The Sanctuary news.



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