

August — October 2011

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. Submit applications via mail or e-mail:

Questions/ARC Form Submittal
nlanghorst@ppmorlando.com

Landscape Comments/Questions
Use the online contact form or e-mail
TheSanctuaryLandscape@hotmail.com

**THE SANCTUARY
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, Secretary
Roger Mauzey, Treasurer
Kay Petruzzi, Director,
Landscape Committee Chair
Lynne Boykin, Director
Sandra Alfonso, Director

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.



Garage Sale
Saturday,
October 15th
8AM-2PM

The Sanctuary 2011
Fall Festival



Saturday,
November 5
3-6PM

Rain date: November 6

Join your neighbors for an afternoon of fun!

Pony Rides, Games, Snow Cones, Bounce House and TJ's Seafood Shack is providing food to purchase. Call Sandra Alfonso to volunteer at 917-217-8475.

In order to have an accurate account of the number attending, please come to the Amenity Center for your admission ticket.

President's Message



Submitted by President Bob Howard

Well, the rainy season has begun at last, and it's really nice to see the lawns greening up (not to mention cutting back on my water bill!).

I imagine most everyone has noticed the improvements around the pool at the Amenity Center. We do apologize for the untimely closing of the pool—we really did plan this out well in advance, but unforeseen delivery problems delayed start of the work and the whole schedule cascaded. In any event, we now have a nice, new pool deck and some snazzy new shades. As the budget situation improves, we plan to add at least one additional shade and replace the two older canopies.

The budget is still tight, however, and many of the larger community improvement projects are still on hold. While we're facing a potential shortfall this year, we're still in decent shape, and are NOT contemplating increases in dues. We are exploring ideas for additional revenue and would welcome any thoughts from the community. We're considering such things as sales of Sanctuary-logo items, opening the Amenity Center to paid vendor fairs (Live Oak and some others have done this successfully) and a number of other concepts—please let us know if inspiration strikes you!

Our principal budget problem remains unpaid Association dues by many owners and your Board is taking steps to address the problem.

Some of these arrears are from our foreclosed homes, which may have to be completely written off (this is due to legal protections for mortgage holders in Florida law). For others, the Board has moved to treat the debts more aggressively, so we have been pursuing liens against all

homeowners in excess of three months behind in their dues.

For the more egregious cases, we reluctantly decided it is in the best interests of the Association to proceed with lien foreclosures, and we recently concluded our first foreclosure sale.

Florida law now also has given your HOA new tools to pursue owners who are not paying their fair share, including the ability to collect all rent income for a property until all debts are cleared.

Bottom line: we are all members of this Association, co-owners of the organization and our common areas and amenities. All of this takes a great deal of money to operate and maintain and it is unfair for the majority of members to carry the burden for those who

do not pay, but continue to enjoy our lovely community. For more details on how we are dealing with arrears in Association dues, please see our Collections Policy memo, posted on the web site. One important thing to remember about our bad debt collection effort: as soon as an account is 90 days overdue, we refer the file to our attorney, which immediately will add legal fees to the total amount owed. Please try to pay your dues on time to avoid these additional fees! The Association must pay the legal fees up front and they will not be waived for homeowners!

There still are quite a few homeowners who have not yet checked out the new web site. We encourage everyone to stop by and request a login. We've made most community information available directly from the public home page, but access to your own account information and more sensitive items like our budget are only available through the secure login.

The new site has tons of new features and much-improved utility for all members. Altogether, we'll have a much more robust

website that we can continue to customize as we like. For example, we have a section for rating area businesses and contractors, sort of like our own "Angie's List," so do add comments on your plumber, electrician, landscapers, etc....a valuable resource for the whole community. The site is still a work in progress, though, so please let us know what else you would like to see there.

I do my best not to nag overly much here, but I do need to address the subject of a considerable number of complaints of late — activity around our retention ponds. Owners of properties bordering the ponds have to understand that they do not have exclusive rights to pond access, as all are bordered by Association common areas and all residents are free to use these areas — within reason. That last part is key, too, and I would like to ask all residents to respect the rights of pond lot owners

Continued on page 3



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I live in this community and I care about the people and the neighborhood. I know the market in the Sanctuary and what it takes to sell your home. Please feel free to call me any time with any of your real estate questions or needs. I am never too busy to talk to my Sanctuary neighbors.

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President's Message continued

to a degree of privacy and certainly to respect their personal property. Please remember that we are a community and communities only work well when there is mutual respect for one's neighbors. Everyone has the right to use the pond embankments, but no one has the right to litter, disturb wildlife or to trespass on private property of pond lots or on conservation area. *Access to all common areas is limited to dawn-to-dusk hours.* If you see inappropriate activity, please do not hesitate to call the Oviedo police at 407-971-5700.

A last security item and an ongoing personal plea from OPD Chief Chudnow: please, please, please lock your cars! We are still experiencing regular break-ins of unlocked cars parked outside. The Chief reports that virtually all thefts from vehicles are from unlocked cars, so please remember to lock up. We also had a bicycle stolen at the Amenity Center the other day. The bike was not locked; please take this easy step to protect your property.

As always, I'll end with a final plea for more participation in our community by all our homeowners. There are positions available on every committee and there are always opportunities to assist on special projects. I'd also like to ask you 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 in some task or project. One of the purposes of our Association is to build a sense of community in The Sanctuary—offering to contribute in this fashion is one way you can play a part in building that community. So please consider offering your expertise. Call the Amenity Center or e-mail me or any of the Board members.

Thanks, and have a great summer! ✨

Covenants Corner

Submitted by Bob Howard

Things are looking MUCH better around the community of late. We suffered from the unseasonably cold winter, but we're past that and a fairly dry spring and finally are seeing the benefits of our ongoing rainy season. For those owners whose lawns were in bad shape and had been given suspended violation notices, the suspension period is now over, so please try to at least make a start on your lawn repairs. We've instructed our PPM inspector that any lawn with visible signs of improvement month to month will not be cited, so even a small effort can keep you off of the dreaded violations list!

Please see the discussion about retention ponds in the President's article. All residents have access to the common areas im-

mediately around each pond, but you may only get to these areas through the designated access easements. These are the gaps between pond lots that are slightly wider than the normal lot and are fairly obvious, but you can also see them on the community map at the clubhouse or on the web site. Please respect the private property of pond lot owners. Also, please remember that even around the ponds, pets must be leashed and pet waste must be removed. Trespassing onto conservation areas is strictly prohibited, both by our Covenants and by local and state law. Access to all common areas, including ponds, is limited to the dawn-to-dusk hours.

While we've seen improvements in this regard, there are still residents leaving trash cans outside. As noted previously, if you can't find room for the larger 95-gallon cans in your garage, you may exchange them, at no cost, for a smaller 65-gallon trash can. You 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 and, as instructed by Republic Service, place the larger can out by the curb to be switched to the smaller can.

Continued on page 4

Get Stronger— Get Healthier—Get Fit!

TERESA SOLANO



Photo by
Nadinenasby.com

Call Sanctuary Resident
Teresa Solano
407-375-2455
Tfit62@gmail.com

- ISSA & ACE Trainer Certified
- 2009, '05, '04 Winner's Circle Komen 5K Race for the Cure
- 2008 – 2011 Wins as a National Physique Committee Competitor
- 8 year Breast Cancer Survivor & Mother of Two

Rates

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

- Body Analysis
- Weight Training
- Cardio Training
- Nutritional Counseling

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 own or others' safety.

HOA Dues

HOA dues are paid quarterly and due the first of September. Don't have payment coupons? Contact Pinnacle Property Management, 407-977-0031. Late fees apply.

Covenants continued

For those who want to keep the larger cans, but still don't have room for storage in the garage, the ARC has approved outside storage *under certain conditions*. You must submit an ARC application showing the proposed location of the trash can(s) and a plan to screen them from view from the street and from your immediate neighbor's home.

Questions continue to come in about parking commercial vehicles. The standards clearly prohibit parking of any commercial vehicle on your driveway. A commercial vehicle is a vehicle whose obvious 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.

It's also time for another quick review of our painting standard. ALL house painting must be approved by the ARC! *Everyone*—especially those who previously painted non-standard colors—must conform to the standards established in June, 2009. The approved color palette is available at the Clubhouse and the Community Standards document is available online with more specifics. The ARC will approve a body color and a trim color. Garage doors must be painted body color, although white is possible if approved by the ARC. All trim must be a single trim color, which includes all detailing such as corbels and other architectural foam decorative elements. Variances *may* be granted for painting shutters a contrasting color, such as matching a black front entry door, on a case-by-case basis (such as we did for the Clubhouse). Finally, PLEASE take a color sample chip with you when you buy your paint (or instruct your painter). Have the supplier scan the sample to ensure a proper match.

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 disturb the birds as they wander through our neighborhood (and please restrain

your dogs from chasing them!). It's the law and it's our Covenants...and it's the right thing to do! ✨



by Sandra Alfonso

Fall Festival is November 5th from 3:00-6:00PM. Rain date is November 6th from 3:00-6:00 PM. Call Sandra Alfonso to volunteer. Her number is 917-217-8475.

Please contact the following if you are interested in helping with the social committee events: Pam or Kay at clubhouse@thesanctuaryhoa.org Or contact Sandra Alfonso at mickeysandee@aol.com ✨



Submitted by Kay Petruzzi,
Landscape Committee Chair

When I first took over as Landscape Chairman in July of 2010 I indicated that my goal was to find cost saving solutions without affecting the quality or curb appeal of the community.

I am happy to say that many areas of our community have been re-done utilizing that concept. Some of the areas are:

- Spring Heather Island
- Cranes Roost
- Spring Heather Lift Station
- Sanctuary Drive Traffic Circle
- Magnolia Place
- Mandarin Orange Island
- CR-419, Eagle's Nest
- Falcon Ridge
- Heirloom Rose Circle.

Other areas are currently on the agenda for upgrades as we continue our efforts to keep

The Sanctuary beautiful.

I am still firm in my commitment to maintain The Sanctuary with quality landscaping that will provide a clean look with curb appeal.

As always, your input is always welcome And if you are interested in joining the Landscape Committee, send me an e-mail at: TheSanctuaryLandscape@hotmail.com ✨



Submitted by Kay Petruzzi,
Sanctuary Community Watch
Committee Chair

No matter how beautiful your house is, without a sense of security your comfort level will be reduced. You should make sure that your **monitoring system** is active and functioning.

Maintain a Safe Home: In addition to a functioning monitoring system your home should be equipped with dead bolt locks. Other recommended additions are motion detector security Lights, window locks, smoke and carbon monoxide detectors and a fire extinguisher.

What safety precautions have you taken to keep your kids safe in the backyard?

- Around the grill – Mark off a NO-KID Zone
- Gardening tools – Put away when not in use
- Play sets – Cover with soft materials
- Chemicals & household cleaners – Store in a high cabinet with a lock

Taking all these measures can help prevent intruders and serious mishaps and, perhaps, even tragedy.

A safety and security plan will make you more comfortable in your home and may very well save you money by reducing your insurance premiums.

As always, Safety First.

We need volunteers for the Community Watch Committee. Please e-mail me at: SanctuaryCommunityWatch@hotmail.com ✨

Amenity Center

FEES

TENANT (NEW) ACCESS CARDS: \$35.00
(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 \$75.00
+ 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. ❄



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Help Prevent Insurance Fraud

Recent sinkhole insurance claims are an indication of a trend that goes against America's values of honesty and fairness and most certainly will result in higher premiums and penalties for all homeowners.

Foundation settling that results in cracks in walls and floors is fairly normal in Florida and does not necessarily mean a gaping hole is about to open under your house.

But some crafty insurance adjustors, whom you hire and who are paid a percentage of a claim, may report a sinkhole to your insurer where little evidence actually exists. The last few years of fair weather and few storms have hurt their wallets and they are aggressively selling their "adjustment services" to susceptible – or equally dishonest – homeowners.

Fraudulent sinkhole claims are a black mark against your community; they can reduce property values and increase your insurance rates.

Your Association is monitoring this practice and will report instances of insurance fraud to the proper authorities. ❄



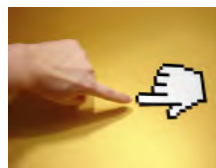
Pooch Pickup!! Don't throw away \$50.

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

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. ❄

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
AUGUST	1	2	3	4	5	6	
	7	8 7pm COVENANTS 7:30PM FINING COMM	9	10	11 7pm..... ARC	12	13
	14	15	16	17	18 6:30pm OPEN FORUM 7pm..... BOD	19	20
	21 <i>First Day of School</i>	22	23	24	25	26	27
	28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
SEPTEMBER				1	2	3	
	4 <i>Labor Day</i>	5	6	7	8 7pm..... ARC	9	10
	11 7pm COVENANTS MEETING 7:30PM FINING COMM	12	13	14	15 6:30pm OPEN FORUM 7pm..... BOD	16	17
	18	19	20	21	22 <i>First Day of Autumn</i>	23	24
	25	26	27	28 <i>Rosh Hashanah</i>	29	30	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
OCTOBER						1	
	2	3	4	5	6	7 <i>Yom Kippur</i>	8
	9 <i>Columbus Day</i> 7pm COVENANTS 7:30PM FINING COMM	10	11	12	13 7pm..... ARC	14	15 GARAGE SALE, 8AM-2PM
	16	17	18	19	20 6:30pm OPEN FORUM 7pm..... BOD	21	22
	23	24 <i>Halloween</i>	25	26	27	28	29



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Size	1x	Annual4x
Business Card ..	\$35	\$125
¼ Page	\$65	\$225
½ Page	\$100	\$375

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.