

Fall 2008

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org
**PROPERTY MANAGEMENT
Community Management
Specialists, Inc.**

Kevin Davis, *Property Manager*
407-359-7202

Clubhouse Directors
Nikki, Kay, Pam •

Jose Rivera, *Pool Monitor*
407 971-9749

Clubhouse Reservations
Nikki, Kay, Pam •
407 971-9749

**Architectural Review
Applications**

*Download from website or pick up at
the clubhouse.*

THE SANCTUARY BOARD OF DIRECTORS

Alycia Wood, *President*
thewoods@cfl.rr.com

Barry Rowe, *Vice-President*
browecomm@cs.com

Brent Hidde, *Treasurer*
wbhm3n@cs.com

Valerie Williams, *Secretary &
Covenants Committee Chair*
vlwparagl@aol.com

Christin Hards, *Director,
Landscape Committee Chair*
christin@ehards.com

Bill Tidwell, *Director,
Amenity Center*
bntidwell@aol.com

Bob Howard, *Director*,
roberthoward1@earthlink.net

President's Message



Submitted by Alycia Wood, HOA President

I hope everyone had a great summer! We've continued to make improvements around the community and hope you have enjoyed the amenities during this past summer season. If you have any ideas or suggestions you would like to see in the community, we are always interested in hearing feedback from residents. Furthermore, if you are willing to serve on a committee or volunteer for upcoming events, we could use your help! Please contact Nikki, Pam or Kay at the Amenity Center for a full listing of activities and committees.

As I reported in the last newsletter, we commenced a lawsuit against the developer for defects in our community. A suit was filed in the Circuit Court of the Eighteenth Judicial Circuit in Seminole County, FL and a judgment was entered on June 30, 2008 against the developer for payment of \$302,565.50 to The Sanctuary Community Association, Inc. This is a great victory for the association and we are ac-

tively pursuing collection of this debt! If you have any questions concerning the associations' claim, please do not hesitate to contact me or our property manager, Kevin Davis.

As always, we invite you to attend our monthly board meetings which are held on the third Thursday of every month. We will allow an open forum from 6:30pm-7:00pm for questions and concerns from residents. If you have an issue for the agenda, please submit the request to our property manager at least forty-eight hours prior to the meeting.



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Announcements



HOA Dues

Your HOA Dues are paid quarterly. Payment is due by **October 1, 2008**. If you did not receive coupons for payment, please contact Community Management Specialists @ 407-359-7202.

Office Hours

Please be advised starting September 8, 2008 the Amenity Center Office hours will be from **9:30am to 5:00pm Monday thru Friday**. The pool monitor hours will be 11:00am to 5:00pm Saturday and Sunday.

Special Thanks

We would like to say THANK YOU to all the volunteers who helped out with National Night Out. Watch for next year's event which will be held on August 4, 2009. 🌸

If you are a resident and can provide services for storm damages, call the Amenity Center at 407-971-9749.

Activities & Groups

Join these activities and meet your neighbors.

Poker Anyone

Is anyone interested in starting a POKER night at the Amenity Center? If interested, contact the clubhouse at 407-971-9749.

Girls Night Out

Bobbi Brown Cosmetics and Saks Fifth Avenue bring to you a "Girls Night Out". Come and learn the latest tips and tricks on fall make-up trends. Event will be on **September 19, at the clubhouse from 6:30-9:30 pm**. Demonstrations will be provided by Bobbi Brown Regional Make-up artists. Samples and drawings for some fabulous Bobbi Brown products will also be available. Purchasing of Bobbi Brown products will be available through Saks Fifth Avenue. Space is limited; please RSVP by September 12. Light refreshments will be served.



Community Yard Sale

SATURDAY, OCTOBER 11, 2008 FROM 8:00 TO NOON

Bunco

Join us at the Amenity Center, the First Tuesday monthly @ 6:30pm.

January 2009 Annual Meeting

Submitted by Bill Tidwell

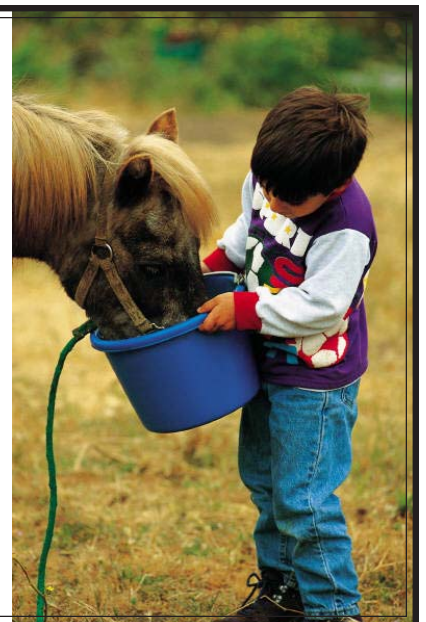
The Sanctuary Homeowners Association Annual Meeting will be held the third Thursday in January at Lawton Chiles Middle School. It is very important that you attend this meeting. There will be four Board of Director seats open. If you are interested in running for one of these seats, please contact Community Management Specialists @ 407-359-7202. 🌸

Fall Festival 2008

Our annual Fall Festival will be held Saturday, November 8th at the Amenity Center, 3-7:00PM.

This is our biggest and most successful event of the year. Come, bring your children and have a great time with your neighbors. There will be live music, pony rides, face painting, games, food for sale and much more.

*We still need volunteers, so please sign up and pitch in. It is a fun and rewarding way to make lasting friends. Contact our office staff for more information. **Next Fall Festival Meeting: September 21, 5pm @ the Amenity Center. Come join us.***



Committee Reports



Architectural Review Committee

Please help us review your requests expeditiously. Remember that every Architectural Review Application must include 1) either a Plot Plan or Property Survey showing the location of the modification and 2) drawings and color samples so that the Architectural Review Committee (ARC) can fairly evaluate your request. Remember that some requests require specific information (for example, basketball goals require a description of the goal, location of the goal on the property, and details regarding how new or existing landscaping will screen the goal from neighboring properties). Without sufficient information, the ARC cannot evaluate the request and must disapprove it, thereby delaying your project.

Applications and the Community Development Standards (Architectural Guidelines) can be found at www.thesanctuaryhoa.org/forms.cfm. Check back periodically, as the applications and guidelines will be updated in the near future.

Finally, please remember that no modifications may be undertaken until written approval has been provided to you by the management company.

Please feel free to contact the ARC Chairman, Michael Woodman, via e-mail at mdwoodman@earthlink.net for any questions that you may have regarding architectural review. ✨

Community Watch

Next Community Watch Meeting: Thursday, August 28, 2008 @ 7pm.

NATIONAL NIGHT OUT

Submitted by Kay Petruzzi,
Community Watch Co-Chair

The "National Night Out" held on Tuesday, August 5th at the Sanctuary went off very well. The Oviedo Police and their Community on Patrol's personnel participation made it a first year success.

I would like to thank the City of Oviedo Police Department for their presence as well as the COPS Team

who participated for their help and support. Lynda Visco, National Night Out Coordinator, did an excellent job of coordinating and in coming through with all our requests. Certainly, a Team to be proud of.

I would also like to thank all the Volunteers who distributed the flyers to all of our 743 residences. Thank you to those Residents who came through for this important prelude to the Community Watch Program that we are implementing to "Keep Our Neighborhood Safe." Thanks for a superb job. I'm looking forward to next year's Night Out. ✨

Protect Your Home

ALARM MONITORING

If your alarm system is not being monitored, call Devcon at 800-878-7806. If your alarm has never before been monitored, Devcon will activate your system at no cost. However if your alarm was previously monitored, there will be a \$59 charge. ✨

Sanctuary Mail Boxes

If your mail box needs to be painted, you can purchase the paint at Home Depot: "Rust-Oleum", Protective Enamel, Oil Based, color, "Gloss Black". "Creative Mail Boxes" was the original installer. Please contact them if you need to replace your mail box or just need new numbers or a red flag. A set of numbers cost \$12; new red flag, cost \$5. Call 1-800-804-4809. ✨

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Covenants Corner: FAQs

Presented By The Sanctuary Covenants Committee

BASKETBALL POLES

New rules allowing homeowners to put up basketball goals have gone into effect. Homeowners with existing goals received a letter some weeks ago stating the new rules and some requirements. Here are two important changes that require your immediate attention:

1. You no longer are required to store the goal out of sight when not in use.

2. You must submit an ARC application for approval of your goal's design, location and existing or proposed landscape buffers.

The second of these changes deserves repeating; it requires you to get Architectural Review Committee approval for your basketball goal. And just like any other change to your property that requires ARC approval, you may be subject to non-compliance notices and even fines for failing to comply with the new rule.

Go to the Sanctuary homeowners website (www.thesanctuaryhoa.org/forms.cfm) for the complete wording of the new rule. It's **Section 16. Toy Basketball Poles** of your declaration of covenants' **Exhibit B – Use Restrictions**.

FINING COMMITTEE

Your covenants committee needs additional members on its fining committee. The committee meets monthly, when required, to adjudicate fines

imposed on homeowners who, after repeated warnings, refuse to follow the community's covenants.

If you would like to help the Sanctuary maintain its quality standards, contact covenants committee co-chair, Valerie Williams, at vlwparagl@aol.com or leave a note with the Amenity Center staff.

HOUSE NUMBERS

Solicitors recently have canvassed The Sanctuary with an offer to paint your house number on the curbs. Your association has not approved this practice and, in fact, solicitation of any kind without prior approval is not allowed in the development.

NEIGHBORHOOD WATCH

At a recent Oviedo Police Department Neighborhood Focus Group session, officers suggested that a great way to help is to keep an eye on The Sanctuary when you walk your dog, or run, walk or bike around the neighborhood.

Especially in your section of the community, get to know what looks normal. This will help you notice breaks in the everyday pattern. Citizen reports of unusual and suspicious activity often prevent crime and help catch the perpetrators.

Report such activity to the Oviedo Police Department at 407-971-5700. If it's an emergency, call 9-1-1.

STREET LIGHTS OUT?

Is a street light out near your home? You can report the outage on the Progress Energy website at www.progress-energy.com/streetlightrepair or call 800-228-8485 and press #5 from the voice menu. Specific street directions, location or address work best, according to Progress Energy. You can also provide the ID number from the pole. ☘

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.





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386-717-6642
407-971-8633




MOBILE SERVICE

Safety

Oviedo Police

COMMUNITY ALERT E-MAILS

The Oviedo Police Department coordinates an e-mail alert system to keep residents informed of criminal activities and other notices that may be important for your security or safety. You are encouraged to sign up for these alerts using the e-mail address: OviedoPD_Alerts-subscribe@cityofoviedo.net. 

From Seminole County Sheriff

HOME BURGLARY PREVENTION

Home is where the heart is. It is your safe haven. Your home is the only place where you really feel at ease with your surroundings. Home is the only place where you have complete control over who makes contact with your family. Protecting your home and family are likely number one on your list of priorities. That's why home burglary is so traumatizing in most cases.

Most home burglaries occur on weekdays and during the day when most homeowners are at work. Burglaries are committed most often by younger individuals who are looking for small items that can easily be converted into cash. Prime targets tend to be cash, jewelry, guns, laptops and other small electronics. MP3 players, cell phones and handheld video players are also very highly sought after items.

Burglars tend to go for the easiest targets so they can get in, get your valuables, and get out in a reasonable amount of time. They look for doors that do not close completely, garages with easily opened doors, and low windows they can break to climb through. Burglars commonly carry a wide array of tools with them like small pry bars, screwdrivers, pliers and small hammers, but primarily they look for 'easy opportunities' such as unlocked doors and open garage doors.

The first step in protecting your home from burglary is to be sure all of your windows and doors lock securely. It is highly recommended that you use very strong locks that are resistant to twisting, prying and lock picking, such as Grade-1 or Grade-2. Make sure your family locks all windows and doors before leaving the house unprotected. A deadbolt


is a good addition to any door. Most burglars enter the home through an easily accessible door or window or a garage door. Sliding glass doors are also considered somewhat of a welcome mat for burglars. A wide variety of locking and blocking mechanisms can help secure a glass door, but remember, it is glass. A Seminole County Sheriff's Office Crime Prevention Practitioner can help in selecting what might work for your home.

Open windows are obvious security risks, as they are easily accessible to burglars. Always ensure all windows are closed and securely locked. Windows should also be secured with blocking devices, so they cannot be opened as easily by force if the burglar manages to unlock it from the outside. An inexpensive fix for this potential burglar doorway is to tighten screws about half way into

the upper track of the window's sliding panel so the window cannot open past a certain point.

Never forget that an open garage door is also an open invitation to steal your property!

Making use of a good security system and surveillance system is also highly recommended as a deterrent to burglary. Security system professionals supply you with stickers you can place in visible areas that inform potential burglars that your home is protected.

Help us help you! Make your home a "Hard Target" against burglary. Contact the Crime Prevention Unit at CrimePrevention@SeminoleSheriff.org and ask for a free Home Security Assessment. 

You deserve **FINANCIAL FREEDOM** to pursue your dreams.



FREE CFE Membership for Sanctuary residents.¹ Bring this ad in to CFE's Oviedo branch and upon opening a new CFE checking account, receive your first order of checks FREE!¹
¹Certain restrictions apply.

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June 5, 2008

Mr. Bill Tidwell,
Sanctuary Community
Home Owner Association
Oviedo, FL 32766

Re: **Traffic Study in the Sanctuary Community**

Dear Mr. Tidwell,

Staff has reviewed your request for traffic calming on Heirloom Rose Place in the Sanctuary community.

A traffic counter was placed on Heirloom Rose between the roundabout at Sanctuary Drive and Gerber Daisy Lane. The results of the study indicated an 85th percentile speed of 31 mph and an average 7-day volume of 789 vehicles per day.

Based on the criteria found *Seminole County Traffic Calming Manual*, July 2005, the data gathered provides the following point value:

Average Daily Traffic = 789	20 Points
85 th percentile over Posted Speed = 31 mph	15 Points
Total:	35 Points

In order to qualify for traffic calming, the total score must be at least 45 points to be considered for traffic calming. Traffic calming devices will not be considered at this time. However, additional enforcement has been requested of the Oviedo Police Department.

If you have additional questions or concerns, please do not hesitate to the City Engineer, Mr. Bobby Wyatt at (407) 971-5641.

Respectfully yours,

Tami Concencion, P.F.

Turf Issues?

[HTTP://YOURFLORIDALAWN.IFAS.UFL.EDU/](http://YOURFLORIDALAWN.IFAS.UFL.EDU/)

Did you know, Seminole County offers free diagnostic service to all citizens of Seminole County to help you answer your questions on turf problems. Bring about a square foot and about 1-1.5 inch deep turf sample for ID. The sample should have living grass showing the initial symptoms of the problem (dead grasses are not good for ID). If your dogs are damaging your grass with their hormones, just use water after they're finished to dilute the chemicals in their urine. In the meantime, read the info from the U of F on residential landscape turf at the URL above. You can also take advantage of our service to HOA's by contacting our Florida Yards & Neighborhood agent for a presentation for your group. Contact her at: 407-665-5575 or email: nvillalobosbell@seminolecountyfl.gov.

Al Ferrer, Residential Horticulturist, Seminole County Extension Service, 250 W. County Home Rd., Sanford, FL 32773, Phone: 407-665-5558, Fax: 407-665-5563, Email: aferrer@seminolecountyfl.gov

Amenity Center

FÉES

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 \$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.

Found

Young girls pink Ray-Ban eye glasses. Contact the office at 407-971-9749 to claim.

Advertise in The Sanctuary News

Quarterly Publication

Size 1x Annual
Business Card \$35 \$125
¼ Page \$65 \$225

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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Dawn Leach
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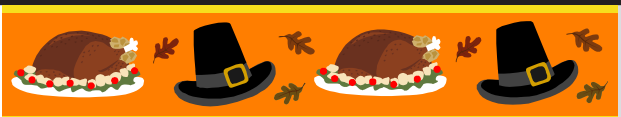
Beginner/Intermediate Pilates Instruction on your doorstep at the Sanctuary Community Centre.

Private Instruction Also Available
Call for details

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
SEPT EMBER	Labor Day 1	2 BUNCO 6:30pm	3	4	5	6	
	OFFICE CLOSED						
	Grandparents Day 7	8 9:30am-5pm Begin New OFFICE HOURS	9	10	Patriot Day 11	12	
	14	15	16	17	18 6:30pm . OPEN FORUM 7pm BOD	19 GIRLS NIGHT Bobbi Brown Makeup, 6:30pm	20
	21 First Day of Autumn	22	23	24	25 7pm COMMUNITY WATCH MEETING	26	27
28	29	Rosh Hashanah 30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
OCT BER			1	2	3	4
	5	6	7 BUNCO 6:30pm	8 HOA DUES due	9 Yom Kippur	10 GARAGE SALE 8am-Noon
	12 Columbus Day	13	14	15 National Boss Day	16 6:30pm . OPEN FORUM 7pm BOD	17
	19	20	21	22	23 7pm COMMUNITY WATCH MEETING	24
	26	27	28	29	30	31 Halloween



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
NOV EMBER							1
	2 Daylight Saving Time Ends FALL BACK	3	4 Election Day BUNCO 6:30pm	5	6	7	8 FALL FESTIVAL 3-7pm
	9	10 7pm COVENANTS MEETING	11 Veterans Day	12	13	14	15
	16	17	18	19 7pm COMMUNITY WATCH MEETING	20 6:30pm . OPEN FORUM 7pm BOD	21	22
	23	24	25	26	27 Thanksgiving	28	29
30				OFFICE CLOSED			

Want "Top Dollar" For Your Sanctuary Home?

Experts Say: Start planning for it 60 to 90 days before you sell. Oviedo (FL) – A recent interview with Jenn Carlisle of Equilliance Realty revealed several helpful tips for anyone who is thinking of selling their Sanctuary home.

"Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring top dollar fast. In fact a lot of all new listings that go on the market eventually expire with the home still unsold."

If you're going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

There's a free report available that shows you the things that buyers most look for in a home, and how to make your house irresistible to buyers. You'll learn

- Why buyers love model homes and how to make your house show like one.
- A little-known designer's secret that could net you \$500 to \$1,000 more when you sell your home.
- How to sell your house in as little as 24 hours – without ever putting it "on the market."
- Three things you can do to get your house on a buyer's "must see" list.

Jenn has compiled a free report that she calls *How to Sell Your House for Top Dollar – Fast!* This report details several specific ways to prepare your house for sale and how to make your house irresistible to buyers. Jenn says the information in this report is the secret to her success in selling homes so quickly, and the reason she can guarantee to sell any house in less than 120 days.

To get a copy of this free report, *How to Sell Your House for Top Dollar – Fast!* just call 877-839-9971, ext. 30 for a free recorded message. There's no cost or obligation and your report will be mailed today!

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