

May — July 2010

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org
PROPERTY MANAGEMENT
Pinnacle 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

John Ciesko, *Vice-President*
vp@thesanctuaryhoa.org

Alycia Wood, *Treasurer*
treasurer@thesanctuaryhoa.org

Valerie Williams, *Secretary*
secretary@thesanctuaryhoa.org

Christin Hards, *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.

President's Message



Submitted by President Bob Howard

Thanks to many Sanctuary homeowners who attended the Annual Membership Meeting in January, we easily made our quorum and had some good discussions on issues of importance to all. Also, thanks to outgoing Board member Barry Rowe for a great two years of service to our community! Congratulations and welcome to new Board members Sandra Alfonso and Lynne Boykin (and returning members Val and Christin)! The new Board elected me President for 2010 and I hope to continue the excellent stewardship of my predecessors.

This is going to be a challenging year, with a very tight budget that already has required some belt-tightening. One of our main goals, though, will be to avoid an increase in HOA dues (The Sanctuary's dues are still well below those of many other HOAs). We simply have too many members who are substantially behind in their payments and the Board is examining several means for improving the situation. We're also doing things, such as an energy study by homeowner Roger Mauzey, that we believe could lead to several thousands of dollars in savings on our electri-

cal bill, but we also will have to delay some improvements we hoped to accomplish this year, at least until we see how our financial situation develops over the coming months.

I met a few weeks ago with Mr. Bob Dallari, our Seminole County Commissioner, along with the President of Riverside HOA, our neighbors across CR 419. We discussed several options for improving the deplorable traffic safety problem at our main entrance on Sanctuary Drive and 419. Unfortunately, it's not looking very positive for a traffic light, but the county will be working with Oviedo to look at funding options. Realistically, though, I don't see either coming up with the cash soon, given the prevailing budget situation. Other options include activating the existing signal at the fire station and timing it with the light at the school to allow better flow in and out of the two developments and changing the lanes on 419 to limit each side to right turn exits only. Neither choice does the trick, but I'm sure we would all agree the lane change on 419

Continued on page 2

President's Message *continued*

would cause more problems than it would solve, so I won't be supporting that option. We'll be meeting with the county folks again soon and I'll keep you all posted on how things are going.

Another change coming involves Oviedo's recently-announced acquisition of Alafaya Utilities. Assuming the bond issue is approved, the purchase should close soon afterward. What this means for us in the long term is improved pressure and volume, along with price stability (there is one already-approved rate hike coming, but that should be it). You will then have all your city utilities, potable/reclaimed water, trash and sewage, on one bill. Also, The Sanctuary areas now served only by potable water for irrigation can expect to be connected to the reclaimed water system at long last! More details as they come.

A quick note on security-in recent weeks we've experienced a rash of car break-ins. I use that term, but in fact all but one of the eight cars involved were parked in the driveway unlocked. One was locked, but a purse was left out in plain sight with the car keys on top. These are crimes of opportunity, the OPD tells me, mostly "non-professionals" and kids who strike the really easy targets. Lesson learned-please lock your cars! (Even better, park them in the garage...but I don't want to get on that soapbox, again!)

Please note the item on Florida-Friendly Landscaping in the Covenants Corner article-some good news for those of us that are really tired of St. Augustine grass! I'm converting my lawn to Empire Zoysia for its lower maintenance, fewer pests and much less susceptibility to the frost damage most of us experienced this winter. We'll be putting out more info on the Florida-Friendly Landscaping principles soon, but there is a wealth of details, including interactive plant guides on the Internet. Two excellent sources are <http://fyn.ifas.ufl.edu/index.html> and <http://www.floridayards.org/>.

I'll do my best to keep you all up-to-date on things, with posts to President's blog on our website, notes in the newsletter and special mailings as necessary throughout the year. Please don't hesitate to let me know of your concerns or suggestions for how your Association can better serve the community. You can always reach me at president@thesanctuaryhoa.org. ✨

Treasurer's Report

Submitted by *Alycia Woods*

FINANCIAL SNAPSHOT

YTD Cash Increase: \$62,261
A/R (Unpaid dues): \$185,347
Budget v. Actual: +\$49,177

Cost Of Energy Report

Submitted by *Roger Mauzey*

At the recommendation of the Finance Committee the Board approved the expenditure at the March Board meeting to have Reserve Advisors help in the physical analysis (to ensure proper values) as well as an insurance analysis regarding the Reserve Study Update. More information will follow once this is completed.

The Board also discussed the hours of operation regarding the timers on the fountains and decided we would see if the changes made any difference in the electric bill after 3 months. The fountains are currently set to come on at 7AM to 9AM and then again at 4PM to 9PM. The light at the fountains comes on at dusk. After review of the first month's energy billings, our energy savings (from revising the fountain's timers) are tracking with our original projections of savings. We anticipate savings of approximate \$6,000 per year. ✨

Social Committee

Submitted by *Sandra Alfonso*



We had a great turnout at the Easter egg hunt event on March 27th and the Board would like to express their thanks to all those who participated. In addition, we want to thank our clubhouse staff, Pam and Kay, for dedicating their time in helping the Easter Bunny and getting this event organized.

FALL FESTIVAL

Our next event will be the Fall Festival and we are currently looking for volunteers to help us out. Remember this is "your" event and to make it work we need YOU!

HOLIDAYS

Our final event for the year will be in December when Santa visits with The Sanctuary residents. Rumor has it that Santa wants to meet you and your children at your front door! So we hope to start a new tradition whereby Santa will be walking door to door to wish you a very happy holiday season!

So if you are interested in helping with these events, please contact Pam or Kay at clubhouse@thesanctuaryhoa.org or Sandra Alfonso at mickeysandee@aol.com. ✨

Covenants Corner

Submitted by Betty Mauzey

Thanks to all the residents, who have been busy beautifying the exterior of their homes, now that warmer weather finally has arrived. Many have been busy planting flowers, replacing sod and pruning winter weary shrubs and trees. Your efforts are greatly appreciated and enhance the streetscape of The Sanctuary. Planting a few flowers or a new shrub can give your home a new appeal not only to you, but also to your neighbors and potential new residents of The Sanctuary as they look for homes.

As part of our efforts to implement the new Florida-Friendly Landscaping standards, you are no longer restricted to only St. Augustine grass for your lawn. Two excellent alternatives are Zoysia and Bahia. The Empire Zoysia variety is particularly well-suited to Central Florida and is recommended. Argentine Bahia also is an acceptable choice, but is not as resistant to traffic as the Zoysia and requires more frequent mowing (due to the prolific seed heads). Centipede and bermudagrass generally are

not considered appropriate choices and are not approved by the ARC. Of course, St. Augustine is still acceptable.

When sprucing up your property, take a look at your mailbox and see if it is bright and shiny or suffering from the effects of the Florida weather. Little things like painting a mailbox can add greatly to the curb appeal of your home with very little effort or expense.

As you are busy around your homes, please remember that exterior painting of your home and major landscape changes require ARC approval before you begin. The Sanctuary approved color palette is available at the Amenities Center to select your paint colors. Please remember that ALL repainting must be approved by the ARC, even if you are repainting the same color! ARC applications can be found on

the website. Since the ARC meets only once a month (second Thursday), apply early so that when you are ready to do the project or hire a contractor you have approval. An approved ARC application is valid for one year to allow you time to execute your plans.

Leaving trash cans in the driveway continues to be one of the most common complaints from neighbors in The Sanctuary. Those large trash cans are unsightly and many find it difficult to fit it in the garage. If you wish to leave your trash can(s) outside, it needs to be placed at the side of your home, not on the driveway. Before you can leave your trash can outside, you need to submit an ARC application with a detailed design of a landscape screen or utility fence to screen the can from all views from the street and from your neighbor.

On street parking continues to be a source of major irritation for many neighbors. The Covenants require that residents

park all their vehicles either in the garage or on the driveway. On street parking is permitted only for visitors and guests and is limited to 6 hours. Please be courteous to your neighbors and park in your driveway or garage. With warmer weather and children playing outside, parking on the street creates a safety hazard to the children as drivers often cannot see them behind the parked cars. ✱



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. Check the book and...

Get ARC approval before you paint. Download the ARC Approval Form from the Website or pick up from the Amenity Center.



LYNNE BOYKIN, Realtor
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Devcon Security

As you know we all have Devcon Security ability in our homes so it is a good idea to make sure you check that your system is working properly. See the full page ad in this newsletter which will tell you what you need to do to make sure your system is working!

Real Estate Corner

By Lynne Boykin, Realtor,
Sanctuary Resident & Board
Member

Hi Neighbors,

We just finished our 1st quarter with 8 total closings. Three homes were foreclosures, 2 short sales, and 3 traditional sales. Actually at this time last year, we had only closed 7 homes in The Sanctuary. The 1st & 4th quarters are typically our slowest quarters.

The current number of active homes on the market in The Sanctuary is 20 with 11 traditional homes, 8 short sales and 1 foreclosure. It's great to see more traditional homes coming on the market. That will help to balance out the price per sq ft we can get for our homes.

We are approaching our busiest time of the year and April will be especially busy with first time home buyers focusing on getting a home under contract before April 30 in order to get the \$8,000.00 tax credit.

QUICK NOTE ON SHORT SALES: Typically short sales have been taking 3 - 6 months and sometimes longer. While we are all hoping the new procedures put in place by the banks will speed up the process, it is extremely important that the agent you select has short sale experience and will price your home aggressively to sell so the process can get started. Getting a contract on your home quickly is the goal. It is best to not try to compete with traditional homes that can close in 30 days or your home will sit on the market. You should be guided in this

direction so as not to overprice your short sale property.

Please feel free to call me any time if you have questions on your property or would like something answered in the newsletter. I am happy to help out my Sanctuary neighbors any way I can. I can be reached at 407-587-9326! ✨

Cold Weather Alert!

Submitted by Ryan – Grasshoppers

Back in November our daylight savings time changed to Eastern Standard Time. At that point the watering restrictions changed as well. Now, the time just changed again and you know what that means...you've got it! Now watering restrictions have to change!

The St. Johns River Water Management District establishes your irrigation rules, subject to some exceptions. The City of Oviedo follows the SJRWMD rules. Alafaya Utilities does not.

CITY OF OVIEDO WATER

The only changes they've made are the days you can water – previously you could only water one day per week, now we can water two! Check the schedule below to see what days you can water on:

- Houses ending in an odd number (1,3,5,7,9) water on *Wednesday & Saturday*.
- Houses ending in an even number (0,2,4,6,8) water on *Thursday & Sunday*.

ALAFAYA UTILITIES RECLAIMED

- Houses ending in an odd number (1,3,5,7,9) water on *Sunday & Thursday*.
- Houses ending in an even number (0,2,4,6,8) water on *Monday & Thursday*.

Don't forget these rules as well:

- Water no more than one hour per zone.
- Water only when needed and not between 10 a.m. and 4 p.m. This ensures water reaches the root zone and doesn't evaporate before it's had a chance to soak in.

You can visit the St. Johns River Water Management District web at <http://sjr.state.fl.us/>. If you have any concerns with your irrigation systems call Grasshoppers (407- 359-5876) for a free inspection. Offer is good through May 31, 2010, and applies to residents living in The Sanctuary only. ✨

Your Backyard Oasis

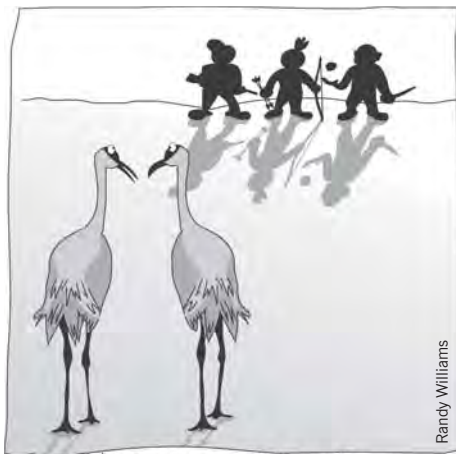
Palm Tree

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(Located across from Lawton Chiles Middle School)



Randy Williams

There goes our quiet morning...

Retention Pond Issues

Submitted by Randy Williams

Several neighbors whose homes are on a retention pond have noted people walking through side yards and sometimes damaging private property to get to the water's edge. Please remember that going into another neighbor's yard without their permission is trespassing. Every pond has at least one access easement to a nearby street. It is a much wider space than the usual setback between houses, designed to allow mowers and other pond maintenance equipment access to a pond. The Sanctuary has many ponds that are right alongside the streets; some even have benches where you can rest and enjoy the



view. But if you must visit one of the enclosed ponds, use the easements.

Feel free to visit The Sanctuary's ponds, but please respect the privacy and property of neighbors nearby. Keep your dogs on a leash (and pick up after them—it's the law); don't pester the wildlife.

Pondside neighbors, should you see any suspicious activity around your pond, such as people who look out of place, or seem to be using the pond to get into a wooded reserve area, we urge you to report the incident to the Oviedo Police at 407-971-5700. They WANT you to call and

will attempt to get out as soon as possible to investigate. ✨

Please Don't Harass the Cranes

The Florida Sandhill Crane is a designated "Threatened Species." Now, we know your children wouldn't do this, but some neighborhood youth have been noted chasing, throwing rocks and even shooting at the Sandhills with air rifles. This treatment is definitely against the law and can earn you and your children a hefty fine, community service and more.

Harassing them only endangers their survival. The Sandhill Cranes are having a difficult time living among all the people, cars and dogs, not to mention loss of their habitat. Please instruct your children in the value of preserving this-and all other-threatened and non-threatened species.

And neighbors, 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, 888-404-3922. ✨

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 - Running
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Clubhouse Reservations

If you wish to reserve the Amenity Center clubhouse room or schedule a pool party you must call the Amenity Center office at 407-971-9749. Reservations must be made at least one week in advance of the event. There is a \$100 security deposit, a \$50 rental fee, with a maximum of 25 people (total count of adults and children), and a three hour time limit. Rental of the Amenity Center clubhouse room and pool area are for residents and their guests only. ✨

Security Committee



THINGS YOUR BURGLAR WON'T TELL YOU

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom-and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door-understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
11. Helpful hint: I almost never go into kids' rooms.
12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer

- and simulates the flickering glow of a real television. (Find it at faketv.com.)
14. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
15. The two things I hate most: loud dogs and nosy neighbors.
16. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
17. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
18. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before

you close the blinds, just to pick my targets.

19. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.

20. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.

21. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

Sources: *Convicted burglars in North Carolina, Oregon, California, and Kentucky*; security consultant *Chris McGoey*, who runs crimedoctor.com; and *Richard T. Wright*, a criminology professor at the University of Missouri-St. Louis, who interviewed 105 burglars for his book *Burglars on the Job*. ✨

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Motorized Scooters

Motorized scooters and go-peds are small two- or three-wheel vehicles powered by gas engine or electric motor. Pocket bikes are miniature motorcycles with 50cc or smaller gas engines.

NONE of these can be legally operated on public roadways, bicycle paths or sidewalks, according to Florida law.

It is not against the law to buy one of these vehicles. But, regardless of what the salesperson tells you, you can only operate them on private property. That means only your own driveway, in your yard or on someone else's private property, with their permission, not on Sanctuary streets or sidewalks.

In fact, the only motorized vehicles allowed by law on sidewalks are "Electric Personal Assistive Mobility Devices," a bunch of big words meaning wheelchairs and other devices designed to make life easier for people who may be mobility impaired.

WHAT ABOUT MOPEDS?

Florida law treats mopeds and motorized bicycles a little differently. Both are motorized vehicles that have pedals and can be operated solely by human power when necessary.

Mopeds have 50cc or smaller engines and a speed of less than 30 mph. They can be licensed for the streets and legally operated by licensed drivers 16 years of age or older. Motorized bicycles have electric helper motors and a speed of less than 20 mph.

Motorized bicycles don't need

to be licensed to go on the streets, but the driver still must be at least 16 years old. If a moped or motorized bicycle is on the sidewalk, it must be under pedal power only.

Whether they are driving or riding on one of these vehicles on private property (or, for that matter, riding a bicycle on a sidewalk or in the street), kids under 16 are required by law to wear a properly fitted and fastened helmet.

NOT ONLY ILLEGAL, THEY'RE DANGEROUS

You've seen children and young teenagers operating motorized scooters, go-



pedals and pocket bikes in The Sanctuary. They likely have little or no driving experience or knowledge of traffic laws. On numerous occasions young children have been seen whizzing along the sidewalks, in and out of driveways, not paying attention to traffic nor obeying stop signs.

They are an accident waiting to happen. They are endangering themselves and possibly you, too.

LEGAL PENALTIES COULD BE SERIOUS

You are encouraged to speak with parents of these children who live near you. Let them know not only of the danger to themselves and others but also that if their child is stopped by a law enforcement officer...

(1) The parent may be cited for "Permitting an Unauthorized Minor to Drive," and could be arrested.

(2) The child caught operating a vehicle on a sidewalk can be given a moving traffic citation.

(3) The child is eligible to receive a criminal citation for operating an unregistered motor vehicle.

(4) The child may also be subject to a criminal citation, mandatory court appearance and arrest for operating a vehicle without a license.

All criminal violations involve issuance of a Uniform Traffic Citation, mandatory court date and/or arrest.

Help keep The Sanctuary safer for everyone by knowing and following Florida motor vehicle laws. Call the Seminole County Sheriff, 407- 665-6600 (Toll free: 866-352- 7276) or the Oviedo Police Department, 407-971-5700, for more information. ✨

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Garbage Bin Placement 101

Garbage pickup is still having trouble with homeowners who don't place their garbage bins properly at the curb. The picture shows the right way to do it.



Just roll it down to the edge of the curb. Arrows on the lid should point toward the street. That puts the handles nearest the sidewalk. It won't roll into the street, so don't turn it sideways.

Put it on the driveway side away from your mail box. The pickup truck has big claws that swing out to grab the bin and will grab anything else that is too close by, including the mail box, and attempt to lift it up and over the truck. Place your recycle bins far enough away so they do not get grabbed also.

Pick up of household items too large for the garbage bin, furniture, appliances, carpet (no greater than 6' x 10', rolled and weighing less than 50 lbs.) grills and other big stuff, may be scheduled for collection by calling 407-293-8000.

Garbage pick up is on Wednesday; yard trash day is Thursday. Remember to put your bins away afterwards.

Find more information about garbage collection on the City of Oviedo website at <http://www.cityofoviedo.net/node/1222>.



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. *



Devcon will call the police!). If you are the last person leaving, PLEASE turn off all lights, ceiling fans and televisions. *

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. *

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. *

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. *

Watering Schedules

No watering between 10 a.m. and 4 p.m.

Alafaya Utilities (Reclaimed Water)

Odd Addresses: SUNDAY/THURSDAY

Even Addresses: MONDAY/THURSDAY

City of Oviedo

Odd Addresses: Saturday/Wednesday

Even Addresses: Sunday/Thursday

The Sanctuary (Common Areas)

Tuesday/Friday



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.

Sharks & Minnows Swim School



The Sanctuary Summer 2010 Swimming Lessons

The Sanctuary will be holding summer swimming classes taught by *Sharks and Minnows Swim School* for ages 6 months & up. These lessons are available to residents of The Sanctuary.

For additional information, check out our website at www.sharksandminnows.com
For class times and registration call: 407-699-1992

Please Consider the Following

PLEASE CONSIDER REPLACING OR PAINTING YOUR CURRENT HOUSE NUMBERS BLACK: According to the Oviedo Police officers who patrol our area the builder-installed brass house numbers are difficult to see at night time. Since they are beginning to tarnish and many homeowners have asked about alternatives, the ARC has approved black numbers, as well. If you wish to switch to black numbers, most area hardware stores have them, or you may paint your existing brass numbers black. The font style should be the same as existing numbers. No ARC application is required.

In addition, if your mail box does not have numbers on the side, you may want to consider putting numbers on it as well. This will really help make "Your" address show up more when someone is trying to locate your house. You can also obtain The Sanctuary-standard mailbox numbers (the large reflective type) from Creative Mail Boxes (800-804-4809).

Another option to help others find your home would be by adding a house number plaque. New plaques require ARC approval prior to installation. Plaques should be bronze or bronze-like, with dull or shiny bronze numbers (black numbers also are acceptable). Acceptable shapes are rectangular or oval. No additional colors should appear on the plaque. Get an ARC application off our web-site.

Please note that house numbers painted on the curb have not been approved by your association, and therefore, are not acceptable, so please do not let a solicitor talk you into having it done in front of your house. ✨



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. ✨

TEST YOUR ALARM SYSTEM

Periodic testing of your alarm system is essential to ensure proper function. Residents should test their system each month. There are two types of tests to perform: testing the operation within your home and testing the signal transmission from your home to the Central Station.

Testing the operation of all door and window contacts, and motion detectors:

1. Verify that your system is in "ready" mode. **Do not arm it.**
2. Open each protected door or window, one at a time.
3. Check to see that the keypad displays the door or window you are testing is open.
4. Close the respective door or window. The keypad should display "ready."
5. Repeat this procedure for each sensor in the system.



Testing the signal transmission to the Central Station:

Some systems are programmed to transmit monthly timer tests to the Central Station. You can check online or call Devcon to see if your system has reported a monthly timer test or:


1. Call Devcon Security's **Community Association Service Center** at **800-878-7806** to place your system in "test" mode. You must give your password to the operator.
2. Arm your system and cause an alarm by opening a door or window, or by tripping a motion detector. Allow the alarm to sound for at least one minute.
3. Turn off your system and reset it to "ready" mode.
4. Call Devcon to verify that the signal was received and **take your system off test.**

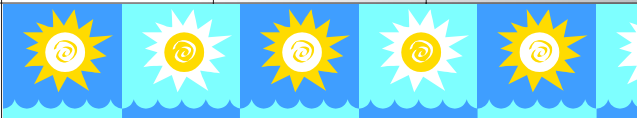


Important: changing your telephone service to digital cable or VOIP can affect the communication of your security system. Please call us in advance to discuss this. When your new telephone service is installed, always have the telephone technician call Devcon while on site to test your system. Adding DSL service to your phone line requires that you add a DSL filter to your security system.

**For more information or to test your security system, please call
Devcon Security's *Community Association Service Center*
800-878-7806**

Devcon Security Services Corp · 3880 N 28 Terrace · Hollywood, FL 33020
Community Association Service Center (800) 878-7806
State License EF20000763 · www.devcon-security.com

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Y 2	3	BUNCO 6:30pm 4	<i>Cinco de Mayo</i> 5	6	7	8
<i>Mother's Day</i> 9	7pm COVENANTS MEETING 7:30PM FINING COMM 10	11	12	13 7pm ARC	14	<i>Armed Forces Day</i> 15
A 16	17	18	19	20 6:30pm . OPEN FORUM 7pm BOD	SCRAP-BOOKING 6-9pm 21	22
23	24	25	26	27	28	29
M 30	<i>Memorial Day</i> 31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
E		BUNCO 6:30pm 1	2	3	4	5
6	7pm COVENANTS MEETING 7:30PM FINING COMM 7	8	9	10 7pm ARC	11	12
13	<i>Flag Day</i> 14	15	16	17 6:30pm . OPEN FORUM 7pm BOD	SCRAP-BOOKING 6-9pm 18	19
<i>Father's Day</i> 20	<i>Summer begins</i> 21	22	23	24	25	26
J 27	28	29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
<i>Independence Day</i> 4	5	BUNCO 6:30pm 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	SCRAP-BOOKING 6-9pm 16	17
U 18	19	20	21	22	23	24
25	26	27	28	29	30	31



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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 \$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.

Advertise in The Sanctuary News

Quarterly Publication

Size	1x	Annual4x
Business Card	\$35	\$125
1/4 Page	\$65	\$225
1/2 Page	\$100	\$375
One Liner	\$5	

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

Preferred Ad Format: • JPEG at 300dpi minimum resolution. • PDF created from high resolution art saved at "Press Quality" or "High Quality Print" setting. **Acceptable but create extra work:** MS Publisher, Word, Adobe programs must have images and fonts embedded. Resolution not guaranteed.

Prices & frequency subject to change.
E-mail: sanctuarynewsletter@yahoo.com



FUTURITY FIRST
INSURANCE GROUP

Need
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Insurance?

James P. Handy
Florida License #E094959

Cell (321) 356-1861
Email: JAMESHANDY@FFIG.COM

Need
Health
Insurance?

EVERYONE WANTS PEACE OF MIND, WHAT DOES THAT MEAN FOR YOU?

Choice:

Because our agents aren't tied to just one company, we have multiple options for customizing personal plan solutions.

Expertise and Focus:

We deliver excellence in the fields of Life, Health, Medicare, Annuities & LTC.

Local Agent Service!

I have lived in the Sanctuary for nearly 3 years providing the local community a high level of professional service, it has always been a pleasure to work with my Sanctuary neighbors. Call to schedule a no obligation plan comparison and see how much money I can save you!

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