

May — July 2011

# The Sanctuary

O V I E D O • F L

[www.thesanctuaryhoa.org](http://www.thesanctuaryhoa.org)  
**PROPERTY MANAGEMENT**

**Pinnacle Property 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](mailto: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](mailto:president@thesanctuaryhoa.org)  
**Pam Beer**, *Vice-President*  
[vp@thesanctuaryhoa.org](mailto:vp@thesanctuaryhoa.org)  
**Valerie Williams**, *Secretary*  
[secretary@thesanctuaryhoa.org](mailto:secretary@thesanctuaryhoa.org)  
**Roger Mauzey**, *Treasurer*  
[treasurer@thesanctuaryhoa.org](mailto:treasurer@thesanctuaryhoa.org)  
**Kay Petruzzi**, *Director, Landscape Committee Chair*  
[director1@thesanctuaryhoa.org](mailto:director1@thesanctuaryhoa.org)  
**Lynne Boykin**, *Director*  
[director2@thesanctuaryhoa.org](mailto:director2@thesanctuaryhoa.org)  
**Sandra Alfonso**, *Director*  
[director3@thesanctuaryhoa.org](mailto: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*

At long last, spring!! I for one am mighty glad to bid a not-so-fond farewell to record cold winter weather, and the unfortunate damage to my landscaping. Thankfully, we're having a great spring so far and it's nice to see lawns and gardens greening up so well.

As we head into the New Year, we had been anticipating a rather ambitious slate of projects for the community, including major upgrade at the main entrance, a full makeover for the Clubhouse and a serious overhaul of the pool area. Alas, we've had some budget setbacks that will have to delay much of that, although we will be proceeding with the pool upgrades. First, our regular engineering study, which supports our budget allocations to reserves, showed that we need to accelerate funding to account for changes in anticipated life-cycle replacements for some of our capital assets. Also, our annual audit indicated we need to move forward the write-off of more of our bad debt—arrears in dues that will not be collected at the sale of foreclosed homes (Florida law pretty much wipes out all back debt in these circumstances). Let

me assure you, though, our finances are sound, and we have raised our monthly transfers into our reserve accounts. After speaking with dozens of Oviedo HOA Presidents, I can confidently report that we have among the best balance sheets of any area community! Many have raised dues, imposed special assessments and even been forced to open lines of credit with their banks to fund operating expenses, none of which we are facing.

Also regarding the overall financial situation, as I've said, we're still experiencing an unfortunate level of arrears in Association dues by many owners. Some are from our foreclosed homes, which likely will have to be completely written off. For others, the Board has moved to treat these debts more aggressively, so we will be pursuing liens against all homeowners in excess of three months behind in their dues. For the more egregious cases, we reluctantly have decided it is in the best interests of the Association to proceed with lien foreclosures. (We will post

**Continued on page 2**

## President's Message continued

the new collections policy on the web site.) 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.

On a more pleasant note, another recent upgrade is our re-designed web site. It's now live, so please check it out. You will need to send in a request for a login to access the full site (see the link on the home page). This upgrade provides 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.

Another recent issue that has cropped up several times involves BB guns—several minors have been cautioned by OPD for firing these in the community. This is against the law, and often complicated by an additional potential charge of harassing wildlife. Please educate your kids on the danger posed by careless use of BB guns and also the need to leave our resident wildlife alone! Remember, some of these, like our adorable Sandhill cranes, are protected species!

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 of thefts from vehicles are from unlocked cars, so please remember to lock up!!

I'll end with a final plea for more participation in our community by all our members.

There are positions available on every committee and there are always opportunities for assisting on special projects. I'd also like to ask you all 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 email me or any of the Board members.

Thanks, and have a great Spring! ❀



by Kay Petruzzi, Chair  
E-mail: Sanctuary Community  
Watch@hotmail.com

### Attention all Homeowners:

*Do you utilize your monitoring alarm system? Have you had your alarm system activated?*

It is part of your monthly dues so it is paid for! Devcon's web site, if you want to check them out, is [www.devcon-security.com](http://www.devcon-security.com).

Why not make it difficult for intruders. Take the precautions necessary to prevent your possessions from being targeted by having your alarm system operational. You should take a positive step to secure your home to avoid being victimized.

If you have not had your system activated please contact the clubhouse for details. ❀



### LYNNE BOYKIN, Realtor

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## 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 July. Don't have payment coupons? Contact Pinnacle Property Management, 407-977-0031. Late fees apply. ❀

# Covenants Corner

Submitted by Bob Howard

Things are looking pretty MUCH better around the community of late—we suffered from the unseasonably cold winter, but we're having a great spring and many residents are installing new sod and other landscaping. The down side for some is that violation notices on lawns that we had suspended over the winter are now coming due again, 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!

While we've seen improvements in this regard, there are still residents leaving trash cans outside. As we explained last time, some homeowners feel they can't find room for the new, larger cans in the garage. Again, the large 95 gallon trash cans may be exchanged, at no cost, for a smaller 65 gallon trash can on a case-by-case basis.

Homeowners 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. Individuals will have to place the larger can out by the curb to be switched to the smaller can.

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. Owners must submit an ARC application, showing the propose location of the trash can/s and a plan to screen them from

view from the street and from the immediate neighbor's home.

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

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

# Social Committee

by Sandra Alfonso

We had a wonderful turnout for our annual Easter Egg Hunt and I want to thank everyone who helped make it happen! Look for pictures to be posted on our new refurbished website.

Please contact Pam, Kay or Sandra at [sanctuaryclubhouse@cfl.rr.com](mailto:sanctuaryclubhouse@cfl.rr.com) if you are interested in helping with the social committee events. ❀

# Landscape Committee

Submitted by Kay Petruzzi,

Landscape Committee Chair

So far 2011 has brought us much cold weather and lots of rain having had an adverse effect on The Sanctuary Landscaping.

Inasmuch as it would be nice to replace all the shrubs and plants that have been affected at one time, it is not possible due to budgetary constraints and projects that have been on the agenda for some time that require completion.

So far we have made some improvements along the Sanctuary Drive island as well as the front of our community along CR 419.

As I indicated above there are many other areas in the community that require sprucing up due to frost damage that will be on our agenda in the coming months, so please be patient.

Continued on page 4

## Get Stronger— Get Healthier—Get Fit!



Photo by Nadinenasby.com

Call Sanctuary Resident  
**Teresa Solano**  
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16 Session Package.. \$650  
24 Session Package.. \$850

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- Weight Training
- Cardio Training
- Nutritional Counseling

## Landscape Committee continued

As always, input from homeowners is always welcome.

Contact Kay regarding landscape concerns or to volunteer your time at:

TheSanctuaryLandscape@hotmail.com



## We Need Your Help - ALERT

We have a couple of Pit Bulls, redish brown with white markings, roaming through the Sanctuary during the day and night time hours; we have had several sighting in and around the Sanctuary. We want every homeowner to be aware of this so that we can do our best to prevent any incidents with children and/or adults. These dogs are the same ones that have been seen running

after a deer in the middle of the night, chasing it across a pond and into the woods, whereby the deer was found dead in the woods the next day.

If you or your children see these pit bulls, please keep your distance. If possible, please try to capture them on camera as it might help us determine who the owners are. If you know who owns these animals, please contact PPM and let them know as this will help us determine our next move. Last year we had a problem and the dogs were tracked to someone on Willingham Road.

It appears that the dogs have some sort of control on their collars and Animal Control Services told us that these collars are probably electronic fence collars, and if we see them roaming the community ANIMAL CONTROL WILL COME DOWN TO INVESTIGATE. So if you see these pit pulls, please call 407-665-5110 and let them know. ❁

## 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.

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Learn to Laugh  
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The 2011-2012 school year has already begun. Please consider opening your home to an International Exchange Student. If interested please contact Barbara Philbeck at 407.340.0840 or e-mail her at [bphilbeck517@gmail.com](mailto:bphilbeck517@gmail.com). See the previous article about hosting foreign exchange students in the August 2010 newsletter which can be found on our web site archives. ❁

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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 \$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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## 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). ❄

## 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](http://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](http://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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Y 1	2	3	4	Cinco de Mayo 5	6	7
Mother's Day 8	7pm COVENANTS 7:30PM FINING COMM 9	10	11	12 7pm..... ARC	13	14
A 15	16	17	18	19 6:30pm OPEN FORUM 7pm..... BOD	20	21
22	23	24	25	26	27	28
M 29	Memorial Day 30	31				

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Y					1	2
3	Independence Day OFFICE CLOSED 4	5	6	7	8	9
10	7pm COVENANTS 7:30PM FINING COMM 11	12	13	14 7pm..... ARC	15	16
U 17	18	19	20	21 6:30pm OPEN FORUM 7pm..... BOD	22	23
24	25	26	27	28	29	30
31						



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Business Card ..	\$35 .....	\$125
1/4 Page .....	\$65 .....	\$225
1/2 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](mailto: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.