

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

Architectural Review Applications

Download from Website or pick up at the clubhouse.

THE SANCTUARY BOARD OF DIRECTORS

Valerie Williams, *President*
president@thesanctuary.org

Barry Rowe, *Vice-President*
vp@thesanctuary.org

Alycia Wood, *Treasurer*
treasurer@thesanctuary.org

Christin Hards, *Secretary, Landscape Committee Chair*
secretary@thesanctuary.org

Alta Calcagno, *Director Amenity Center*
director3@thesanctuary.org

Bob Howard, *Director*
director1@thesanctuary.org

John Ciesko, *Director*
director2@thesanctuary.org

President's Message



Submitted by Valerie Williams, HOA President

New Board

New board member e-mail addresses and other contact information are on The Sanctuary Website and in this newsletter. For your convenience we have simplified addresses for frequently contacted board members and committee chairs. So if you have a landscape question, for example, just e-mail "landscape@thesanctuaryhoa.org." Likewise, address your architectural and community standards issues to "arc@thesanctuaryhoa.org," and so on. The players may change, but the addresses will remain the same.

You should be pleased to know that this year's board and committee members continue the Sanctuary tradition of hard work and real concern for the neighborhood. Their untiring efforts and your support will combine to make The Sanctuary a better place to live. Please don't hesitate to contact us.

If you have an issue for the board meeting agenda, please submit a request to our property manager at

least 48 hours before the board meeting.

Foreclosures

As of February more than 40 of your neighbors' homes have gone into foreclosure. This is an unfortunate problem, and one that creates aesthetic and financial challenges for the entire neighborhood.

Prior to foreclosure, some residents cease to care about the neighborhood; many banks, after foreclosure, have a similar attitude. This results in unkempt lawns and landscaping, run-down

Continued on page 2

IN THIS ISSUE...

President's Message	1
Landscape Committee	2
Covenants Corner	3
Architectural Review Update ...	3
Non-Compliance Issues	4
Announcements	5
Annual Garage Sale	6
Calendars	7

President's Message *continued*

appearances and negative impacts on property values. Where possible your HOA has attempted to minimize these eye-sores, but please understand that we are both legally and resource limited.

Speeding

Reports in recent months of animals run over, a car in a lake and children hit or nearly hit point to a continuing serious speeding problem on our streets. Maximum speed in the Sanctuary, except for the short entry roads, is 25 mph.

On many of our winding roads, where cars are parked (against our rules, by the way) even 25 mph puts you in danger of being responsible for another's injury or death.

If you are guilty of excessive speed, please slow it down. If you see someone else driving dangerously fast, get the tag number and call the Oviedo Police Department (407-971-5700) to complain.

Police Patrols

Speaking of the OPD, the Board of Directors has added neighborhood patrols to the duties of our team of Amenity Center police officers. They will be on the lookout for speeders, parking violations and other items affecting safety and security throughout The Sanctuary. Give them a friendly wave when you see them.

Garbage Service

The City of Oviedo's new garbage collection contract promises to keep future rate increases lower. That's a fine promise, but more immediately pressing is what to do with those huge containers. Community standards require all trash containers be hidden from view except from after sunset on the night before pickup through before dawn on the day after collection (Covenants, Exhibit B, Section 21). We hope you will find a suitable, out-of-sight place for your new container.

Clogged Sewers

There is no delicate way to put this last subject. Alafaya Utilities reports that waste from your sinks and toilets is clogging up Sanctuary lift stations (pumps that help move sewage toward the treatment plants). The primary culprits are paper tow-

els, diapers, sanitary napkins, baby wipes, house cleaning wipes and grease. These items, which don't belong in your pipes, clog and shut down the pumps, causing an overflow condition at the lift station. The result could be raw sewage backing up into your home. Please, PLEASE don't use your toilets as trash receptacles... and go easy on the grease. ❁

Committee Reports



Landscape Committee

Submitted by
Christin Hards

We are well into 2009 already and up to our flip flops in completing projects and getting new ones off the ground. This year the Landscape Committee welcomes two new members to the team, and we're looking forward to their fresh ideas and different perspectives. As always, we feel that landscaping directly affects how the public perceives this community, so we take the decisions that we make to improve the grounds very seriously.

Currently we're working hard to complete the Amenity Center Pool Project. This project included adding drainage to the beds, replanting and new poured concrete borders. We're

Continued on page 3

Get Fit Today!

Call: 407-375-3426

www.BestHealthandBeautyStore.com/Teresa



TERESA SOLANO
SANCTUARY RESIDENT
Get Results!

- Expert Trainer Certified
- ACE Trainer Certified
- 2x Susan G. Komen 5K Race for the Cure Winner
- Southeastern National Physique Committee Competition Winner
- 6 year Breast Cancer Survivor
- Mother of 2

Rates and Packages to Fit Your Needs

- 60 Minute Session \$60
- 8 Session Package ... \$360
- 16 Session Package ... \$640
- 24 Session Package ... \$840

- Body Analysis
- Strength Training
- Cardio Training
- In Line Skating
- Running Coaching
- Nutritional Counseling
- Figure Competition Coaching

Landscape Committee

continued

looking forward to the completion of this project, as we consider our Amenity Center one of the jewels of the Sanctuary, and something all prospective homebuyers tour. The island in Hawks Reserve is also a current project we hope to have completed very soon. We know the people in that area have been waiting a long time for this.

Another on-going project is planting hedges around the two Alafaya Lift Station sites in the community that had chain link fence installed last year. The developer had not transferred deeds to these parcels to the HOA. We hope to take possession of these properties very soon so that we can complete the work and agreements needed for Alafaya Utilities to accept ownership and be able to supply us with water for the landscaping.

Other items we are pursuing include installing a well near the east entrance to support the landscaping there and along 419, so that we would no longer be dependent upon Alafaya Utilities reclaimed water supply. We also intend to make plans for the islands and open tracts of land on Heirloom Rose Place, west of Sanctuary Drive. The front entrance of the community is also on the list of areas needing some improvement.

We also commend many of you for waiting to cut back your frost-bitten plants till now or later to help insure their survival. We have begun the process of cutting back all the burnt vegetation on our common areas, and

although things will look a little bare for a while, we look forward to the new growth that will arrive with Spring.

We encourage you to email us

at christin@ehards.com for your ideas and concerns. We encourage you to e-mail us at landscape@thesanctuaryhoa.org with your ideas and concerns ❀

Covenants Corner: FAQs

Presented By The Sanctuary Covenants Committee

Quite a few Sanctuary homeowners remain confused over the process involved in gaining approval for changes and additions to their homes. Basically, before making any change to the exterior of your home (painting, gutters, etc.) or to the property itself (landscaping, fences, etc.), you **must** obtain approval through the Architectural Review Committee (ARC). Applications can be obtained from Pinnacle Property Management (PPM) or directly from our Website

(www.thesanctuaryhoa.org).

Our guidelines are in the Sanctuary's Covenants and Community Standards documents, which every new homeowner (HO) received before closing. By signing the relevant closing documents, every HO agreed to abide by the conditions set out in these documents. Both documents are posted on the Website, including several modifications to standards for fences and other items. ❀



LYNNE
BOYKIN,
Realtor
#1 Coldwell
Banker Agent
Oviedo 2007
& 2008

Cell:
407-587-9326

I LIVE IN THE SANCTUARY!

I SELL IN THE SANCTUARY!

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 Sanctuary 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.

Architectural Review

The ARC meets at 7 pm on the second Thursday of each month and all homeowners are welcome to attend. Applications can be submitted by mail or email to PPM or delivered in person at each ARC meeting. Here are a couple of items we'd like to draw your attention to:

- **Painting:** the small paint chips you get at the store are not adequate to evaluate the proposed colors, so please submit a larger sample with applications for painting. One easy way is to paint a manila folder with the proposed color. We generally are looking for muted earth tones. (Sorry, there is no

Continued on page 4

Covenants Corner

continued

book of “approved” colors.) We try to be very accommodating to new color preferences, but normally will reject pastels or colors that are too bright or garish, or too dark.

- **Basketball goals:** the standards for the goals remain the same (clear backboard, black pole, etc.). Most importantly, goals “...must be removed when not actively in use (any period greater than 30 minutes) and must be stored out of sight from the street, adjoining lots, and common areas.” This can be accomplished by removing to storage or by landscape buffering. Many applications have been rejected for not including a description of the landscape buffer. The Covenants also prohibit goals placed in the street—Exhibit B, Sec.16, “Portable goals left unattended on Sanctuary streets may be subject to removal without notice.”—please remove them or the HOA will have to cart it away!

Non-Compliance Issues

The Covenants Committee enforces Sanctuary Covenants and Community Standards documents. Most violations involve minor problems such as landscape maintenance. Many others are violations for making changes without ARC approval, most of which are approved without further action. The Committee meets at 7 pm on the second Tuesday of each month in the Ame-

nity Center, and all homeowners are welcome to attend. If you have been given a notice of violation, you particularly are encouraged to attend if you wish to discuss your circumstances. If the HO does not correct the problem after three notices, the matter is referred to the Fining Committee, which meets immediately after the Covenants Committee, at 7:30. The HO may also attend this meeting.

Here are a few particular non-compliance issues we’d like to emphasize:

- **House numbers:** several homeowners still have not removed painted house numbers from their curbs. To make your address more visible, Sanctuary-standard mailbox numbers (the large, reflective type) can be obtained for \$12 from Creative Mail Boxes (800-804-4809).

- **Landscaping:** Just about everyone ended up with a bit of brown or wilted plants after the recent cold weather. The city is happy to pick up your yard waste (Thursdays, beginning March 5) — they better be: you’re paying for it — and the HOA will cut you some slack while you get your outside back in order. If you live next to a conservation area remember, it’s not a dumping area for yard trash! (Covenants, Exhibit B, Section 6). Ignoring that rule can get you in trouble with *both* the HOA and the St. Johns Water Management District.

- **Mailboxes:** as our properties age, quite a few mailboxes now need repainting and a number of homeowners have received notices about this. This is an easy fix and we urge every HO to be a bit proactive in maintaining your mailboxes!

- **Parking:** this is an issue that has passionate advocates on both sides. The community standard is clear—no overnight parking, or parking over six hours anytime, is allowed. There are a number of homeowners with four or more cars and full garages. The Covenants Committee certainly sympathize and will work with every HO to find a solution, but we also owe it to other HO’s who are very bothered by excessive street parking and they have a point when they call us, reminding us that everyone signed up to abide by the same covenants when they bought a Sanctuary home. Some homeowners with parking problems have rented self-stor-

10% OFF SHIPPING*

PAKMAIL UPS FedEx
We pack and ship anything anywhere!

FREIGHT CARRIERS UNITED STATES POSTAL SERVICE™

Conveniently Located Opposite The Sanctuary at the Riverside Retail Shoppes.

Custom Packaging & Crating,
Freight Service, (**No Size or Weight Limit**)
Automobile Shipping,
Domestic & International Shipping,
Copy, Fax, Notary, Business Cards,
Mailbox Rental and more...



Now Shipping Barrels To The Caribbean We ship Furniture Free Pick Up

1945 W. County Rd 419 Suite 1141 Oviedo, FL 32766
Phone: 321-244-1834 Fax: 407-366-1833
Mon & Fri: 8:45 am to 6 pm, Tues–Thurs 10 am to 6 pm,
Sat: 10 am to 2 pm

* Excludes USPS, Packaging & Labor costs. (\$10 min) Cannot be combined with any other offer. Use every time you ship until 04/30/2009.

Continued on page 5

Covenants Corner
continued

age units to clear out their garages for parking, or had some serious garage sales to do the same. Whatever the solution, the committee will continue to work towards the best outcome for the community in each individual case.

Again, we on the ARC and Covenants Committee are doing our best to maintain the quality standards in our community. If you check out other communities in the Oviedo area, you'll find that, as much as home values have fallen in The Sanctuary, our community has held up far better than almost all others in the area. A large part of that comes through keeping those quality standards. Our pledge to you The Sanctuary homeowner is to continue to keep to those high standards, but doing so without jeopardizing the comfortable lifestyle we all enjoy. Feel free to contact us through the Website or at arc@thesanctuaryhoa.org if you have any complaints, questions or recommendations. ❀

Lawton Chiles Middle School Traffic

The traffic congestion at the round-about and entrance to LCMS is being investigated. It is becoming more dangerous for our children to enter and leave the school grounds. The City of



Oviedo has restriped the crosswalks at the round-about. CROSSING signs will be placed in an order to enhance driver recognition. The

Seminole County Traffic Engineering Department is conducting a review to study traffic patterns in the area. Crossing Guards will be replaced, if needed. The work that is being done by the city and county is a start in the right direction. We still need your help as parents and residents in The Sanctuary Community. With these simple guidelines we can make a difference. We should never park on the round-about, by the crosswalks, block traffic, or pickup and drop off your children in these areas. ❀

Announcements



The Neighborhood Watch Committee has a new e-mail address sanctuarycommunitywatch@hotmail.com

The Sanctuary newsletter will be printed six times per year. If you have suggestions on articles or items you would like to read. Please email your suggestions at sanctuarynewsletter@yahoo.com.

Calling all Sanctuary Crafters; we are putting together a night for a bunch of crafters. If interested, please call the Amenity Center at 407-971-9749. It will be a chance to share your talent.

The Sanctuary Amenity Center is putting together a binder for residents to network their services. Call 407-971-9749 for details.

Florida Curb Scapes just finished the curbing by the pool here at the Amenity Center. The company is offering an incentive to all Sanctuary residents. Call 407-227-2466 for details. ❀

Reserve the Clubhouse for Private 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. ❀

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. ❀

Annual Garage Sale



April 18, 2009
@ 8am—Noon



Please Call Amenity Center at
407-971-9749 to get your ad-
dress on the map and for details.

Advertise in The Sanctuary News

Odd Month Publication

Size	1x	Annual6x
Business Card	\$25	\$125
¼ Page	\$50	\$225
½ Page	\$100	\$500
One Liner	\$5	

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.



PAINTING

Regal Painting
of Central Florida, Inc.
A Full Service Painting Company

RESIDENTIAL AND COMMERCIAL PAINTING

- Interior & Exterior •Licensed/ Insured
- Free Estimates
- Popcorn ceiling removal
- Pavers & decks

QUALITY WORKMANSHIP/COMPETITIVE PRICES
Liability & Workers Compensation Coverage

PETER PELLETIER
407-695-8498
WWW.REGALPAINTING.COM

BBB
A

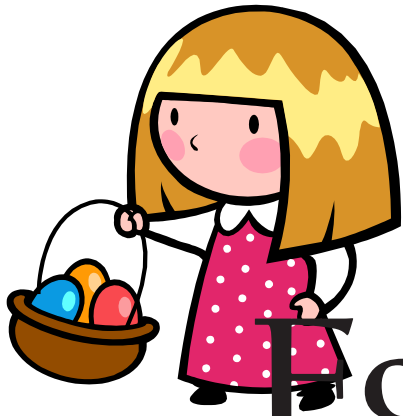
COMPANY

A FULL SERVICE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
H 1 HOA DUES due	2 9:30am-5pm OFFICE HOURS	3 BUNCO 6:30pm	4	5	6	7
Daylight Saving Time Begins C 8	9	7pm <i>Purim</i> COVENANTS MEETING 7:30PM FINING COMM	10	11	12	13
A 15	16	<i>St. Patrick's Day</i> 17	18	19 7pm ARC 6:30pm . OPEN FORUM 7pm BOD	SCRAP BOOKING 6-9pm	21
R 22	23	24	25	26	27	28
M 29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 E 1	2	3	<i>April Fools' Day</i> 4	5	6	EASTER EGG HUNT 10:30am
<i>Palm Sunday</i> EASTER EGG HUNT 3pm Raindate	7	8	9	10 <i>Passover Begins</i>	11 <i>Good Friday</i>	12
<i>Easter Sunday</i> R 13	14	15 7pm COVENANTS MEETING 7:30PM FINING COMM	16	17 <i>Passover Ends</i> 6:30pm . OPEN FORUM 7pm BOD	SCRAP BOOKING 6-9pm	GARAGE SALE 8am-Noon
A 19	20	21 <i>Administrative Professionals' Day</i>	22	23	24	25
P 26	27	28 <i>Israel's Memorial Day</i>	29	30		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Y	 Mother's Day					1	2
3	4	5 <i>Cinco de Mayo</i> BUNCO 6:30pm	6	7 <i>National Day of Prayer</i>	8	9	
<i>Mother's Day</i> A 10	11	7pm COVENANTS MEETING 7:30PM FINING COMM	12	13	14	15	
16	17	18	19	20 <i>Ascension Day</i> 6:30pm . OPEN FORUM 7pm BOD	21	22	
<i>Pentecost</i> M 24	<i>Memorial Day</i> 25	26	27	28	<i>Shavout</i> 29	30	



Annual Easter Egg Hunt

April 4, 2009
@10:30 am

Please Call Amenity Center
for Details at 407-971-9749.

Rain date: April 5 @ 3pm.



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



THE SANCTUARY
800 SANCTUARY DRIVE
OVIEDO, FL 32766

Address Service Requested

PRSR STD
U.S. POSTAGE
PAID
ORLANDO, FL
PERMIT # 40143