

Aug. & Sept. 2009

# The Sanctuary

O V I E D O • F L

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Jose Rivera, *Pool Monitor*

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## THE SANCTUARY BOARD OF DIRECTORS

**Valerie Williams, President**

[president@thesanctuaryhoa.org](mailto:president@thesanctuaryhoa.org)

**Barry Rowe, Vice-President**

[vp@thesanctuaryhoa.org](mailto:vp@thesanctuaryhoa.org)

**Alycia Wood, Treasurer**

[treasurer@thesanctuaryhoa.org](mailto:treasurer@thesanctuaryhoa.org)

**Christin Hards, Secretary,**

*Landscape Committee Chair*

[secretary@thesanctuaryhoa.org](mailto:secretary@thesanctuaryhoa.org)

**Alta Calcagno, Director**

*Amenity Center*

[director3@thesanctuaryhoa.org](mailto:director3@thesanctuaryhoa.org)

**Bob Howard, Director**

[director1@thesanctuaryhoa.org](mailto:director1@thesanctuaryhoa.org)

**John Ciesko, Director**

[director2@thesanctuaryhoa.org](mailto:director2@thesanctuaryhoa.org)

## President's Message



*Submitted by Valerie Williams, HOA President*

The HOA has weathered the storms of property manager changes, alleged builder negligence, landscape challenges and a depressing recession. I am happy to report that the thoughtful operational decisions made by your Board of Directors have kept The Sanctuary HOA in sound condition when other HOAs are imposing hefty assessments to make ends meet.

The annual meeting is only six months away (January 2010). Three positions will be available on the Board and I would like to invite you to think about contributing two years of your time and energy to the continued success of your neighborhood association. You can formally submit your intention to run for election by notifying Pinnacle Property Management in writing.

**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.

### COMMITTEES

We are always looking for good people to help on various committees. You do not have to be a Board member to serve on a committee. Covenants, fining and social committees are especially "needy" at the moment.

### HOUSE PAINTING

Our governing documents strove to protect The Sanctuary's visual environment by creating an Architectural Review Committee. As representatives of the entire community the ARC is expected to exercise care in responding to your requests for changes to the exterior of your home.

Lately the ARC has fielded a number of requests for approval of exterior paint. With evolving tastes in mind, the committee is putting together a new palette of acceptable colors that promises to be more diverse than the builders' original while maintaining

**Continued on page 2**

## President's Message *continued*

neighborhood harmony.

You most certainly have noticed a few homes that seem to have gone beyond the boundaries of The Sanctuary color palette. In some cases, homeowners failed to obtain approval before repainting. Ignoring this critical approval step could result in your having to repaint at considerable expense. So get ARC permission BEFORE you paint.

And while we are on the subject, tell me how you feel about that oddly colored house next door or down the street. Would an official color palette or reasonably diverse range of harmonious color values help you select a new color for your house? E-mail your thoughts to me at: [president@thesanctuaryhoa.org](mailto:president@thesanctuaryhoa.org).

### BE KIND TO THE ANIMALS

The woods and lakes in and around The Sanctuary are a "sanctuary" for many wildlife families. Among these Florida natives, the Florida sandhill crane and wood stork are on the threatened and endangered list. Perhaps some of our other resident animals—other water fowl, raccoons, foxes, opossum, deer, otters, owls, hawks, osprey, armadillos, turtles and others—have come across your path.

Please do not, and tell your children not to, pester the animals. It is cruel, unlawful and just not nice. And keep your dogs leashed. Not long ago two neighborhood strays attacked and killed a baby deer. It is not something you want to see happen in your back yard.

Should you see people (young or old) picking on the wildlife, tell them to stop, or immediately call the Oviedo Police Department at 407-

971-5700 to report the incident.

### CONSERVATION AND COMMON AREAS

I know this is a recurring theme, but it needs repeating: Conservation and HOA wooded areas behind homes are *off limits*. Some property owners have encroached on these areas, mowing the weeds and cutting the underbrush to get a free extension of their backyard real estate. Your Association—and the St. Johns River Water Management District if the land is part of their easement—takes a dim view of this practice. Property owners will face the consequences.

You are free to keep your lot trimmed up to your property line, including cutting back any underbrush that grows into your space. Beyond that space, please leave "the jungle" alone.✱

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# Treasurer's Report

Submitted by  
Alycia Woods



As the economy takes its toll on residents of The Sanctuary, the association is also feeling the effects. As of May 31, 2009, our total cash on hand is \$515,400.67, a decrease of \$42,983.94 from December 31, 2008. A startling figure that is affecting the Board's ability to stay on budget this year is the \$128,685.02 of accounts receivable (or uncollected assessments from homeowners). Out of 744 homes in our community, 374 have balances over \$300 while 67 of those accounts are seriously delinquent carrying balances between \$1,000-\$4,000. These numbers make it challenging for the Board to fund normal operating expenses while simultaneously trying to upgrade and/or enhance the community as so many desire. Through the first five months of the year, our net income is \$13,346.09 and we have continued to fund our reserves with a contribution of \$30,000 to date. The Board is working diligently to remain on budget for the year, however, if unpaid assessments remain at this level, a reduction of services or increase in dues will be contemplated for the 2010 budget. ✨

# Covenants Corner

Presented By The Sanctuary Covenants Committee

I'd like to begin this month's article with a few words about our philosophy on our Covenants in the CEC and ARC. We all make compromises when we make a major decision like picking a community where we want to live. For some, covenant-restricted communities like The Sanctuary provide a stable, regulated environment that seeks to preserve a particular look and feel and stabilize property values through enforcement of a set of standards. Others feel too constricted by such standards and elect to live in non-covenant communities. The Board feels the majority of our homeowners understand and accept our adherence to established Sanctuary standards. This is not to say these standards are forever static, and the ARC does modify them when needed, as we have done with

rules for fences and other items. With that in mind, here are our topics for July.

**Portable Basketball Goals:** Well, the first item is an update on basketball goals and the results of the recent community survey. The response rate was about 30 percent, well below what the Board and the ARC hoped for, but certainly enough to indicate the sentiment of those who felt strongly about the issue. The results are as follows:

- Option 1 (prohibit goals altogether): 27
- Option 2 (existing standard, remove when not in use): 52
- Option 3 (revert to original standard, remove at night): 32
- Option 4 (no restrictions): 116

Naturally, there are a number of ways to interpret the data, and a small but very

vocal group lobbied strenuously for option 4, which was supported by a slim majority, of respondents. After lengthy discussion, the ARC's view was that there was a virtual tie between the Option 4 responses and the other collective positions, i.e., those favoring at least some restrictions. Also, the 116 homeowners favoring no restrictions amount to only 15 percent of our 744 members, which is not, from a statistical analysis viewpoint, sufficiently significant to alter our position. Nevertheless, the Committee members felt reverting to the original standard was the most palatable course for most homeowners—it was the standard when virtually all of us bought our Sanctuary homes and was what we all signed up for when accepting the covenant

Continued on page 4

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## Covenants Corner continued

restrictions of this development. I assure you we did not arbitrarily or unilaterally elect to retain these restrictions, but did so only after lengthy and thoughtful debate.

Therefore, the “new” standards are now to allow portable basketball goals throughout the day, but goals must be stored out of sight at night. In order to avoid any ambiguity in the actual timing, we elected to establish specific hours. Goals must be put away by 10 pm and cannot be placed outside before 8 am. We selected these hours to partly correspond to the Amenity Center hours, but also in consideration of Oviedo’s noise ordinance hours. Although basketball, certainly, is not a noise ordinance issue *per se*, the ARC feels this to be in keeping with the Covenants provision regarding every homeowner’s right to the “quiet use and enjoyment” of their property. All this means is please be considerate of your neighbors! Some folks like to go to bed early or sleep later in the morning, so let’s all do our part to preserve our peaceful evenings.

Finally, the new standards have been posted to the website, and include the same requirement for black poles and clear backboards. The biggest change is that you are no longer required to submit an ARC application for any portable play equipment. *All existing fines and violation notices for basketball goals, except for maintenance issues, have been rescinded.* Permanent installations such as play sets, in-ground trampolines and the like, will still require prior ARC approval. Permanent basketball goals are not permitted.

**Trash Cans:** As we mentioned in the last newsletter, we are now citing homeowners for leaving trashcans outside. We

certainly understand some find it difficult to fit the new cans into their garages, but cans left outside are unsightly and really make the neighborhood look bad. You may store the cans to the side of your garage, but only with ARC approval. Submit your application through PPM as usual, with details on a buffer plan (landscaping and/or fencing) sufficient to hide the can from view. Please do the neighborly thing and hide these unattractive cans from view! Also, remember that cans may be placed on the curb *after sunset* on Tuesday (yard trash: Wednesday) and must be removed *by dawn* on Thursday (yard trash: Friday).

**House Colors:** When Crosswinds departed the scene, the Association was not able to obtain their design palette book for house colors, so the ARC has been working with several paint companies to reconstruct the official color palette book for The Sanctuary. We have the original paint formulas and hope to have this book available in the Amenity Center in the next month or so. The

book will offer a selection of acceptable colors to help homeowners select the best match to their desired color. No ARC application is necessary if you are repainting the originally approved color of your home, but we *strongly* recommend doing so anyway—in several instances homeowners thought they were getting the same color, but ended up with something quite different. This could result in having to repaint at your expense, so we, again, strongly recommend an application for all painting. Even when the new color book is completed, we anticipate that an application will still be required for changing colors, even for these approved samples, because the Committee wants to consider how the color will look in relation to your surrounding homes. For example, we don’t think it looks right to have the same color on adjacent homes. (See also the President’s comments in her column.)

**Parking:** Still a big issue for many members—please remember parking on the street is limited to six hours, and commercial vehicles may only be parked while conducting business at your home. Also, OPD can and will ticket cars blocking the sidewalk or parked facing the wrong direction (the officer will typically give the owner a chance to move the vehicle before ticketing, of course). Using your garages for storage rather than parking does not excuse excessive street parking. This is the most common neighbor complaint we receive, and the Covenants Committee will continue to enforce this violation.

Please email the Covenant Enforcement Committee (CEC) at [covenants.chair@thesanctuaryhoa.org](mailto:covenants.chair@thesanctuaryhoa.org) if you have any questions about enforcement issues, or the Architectural Review Committee (ARC) at [arc@thesanctuaryhoa.org](mailto:arc@thesanctuaryhoa.org) for questions about specific standards or restrictions. Every homeowner has the right to report any violation and can remain anonymous when they do so.\*

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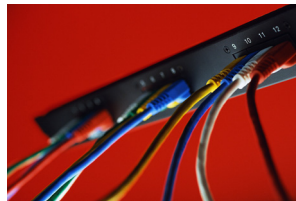
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# Social Committee

Submitted by *Alta Calcagno*  
Social Committee Chair

We just want to take a minute to thank all the participants and volunteers who made our 1<sup>st</sup> Annual Summer Kick-off Party possible on Saturday, June 27th. We also want to thank the participation of our wonderful food vendors:

- Dipsters Ice-cream*
- Domino's Pizza*
- Sandy's Hot Dogs and Burgers*
- Pollo Tropical*
- Publix*

We had our 1<sup>st</sup> Best Front Yard Landscape Contest, and 14 beautiful landscaped front yard homes were presented; it was not an easy task for all the homeowners at the party to vote for just one. We had a 1<sup>st</sup>, 2<sup>nd</sup> and a tie for 3<sup>rd</sup> place, making 4 winners in all. Home Depot and Focal Points Landscape donated the prizes for this contest.

**Our winner were:**

- 1<sup>st</sup> Place: 3500 Rose Mallow Loop*
- 2<sup>nd</sup> Place: 3900 Heirloom Rose Place*
- 3<sup>rd</sup> Place: 3253 Heirloom Rose Place and 3656 Heirloom Rose Place*

We had great games for the kids to play such as the "Cookie Walk" provided by Service Pro Lawn service and Pest Control, directed by Ruth Villareal. We also had a piñata with candy and prizes that the kids loved; also, tattoos, an Orange Race, and coloring table provided by our HOA. We want

to thank Oviedo Family Chiropractic for providing two gift certificates for ½ massages for our drawings. And last but not least we had great music provided by Zohler Sounds Entertainment!

We had a great time and are sorry if you missed the party; next year will be even better. Remember to mark your calendars for our next great event: our famous "Fall Festival" scheduled for Saturday, October 24<sup>th</sup> at 5:00PM. Please RSVP the Amenity Center with the number in your family that will be attending and the ages of your children so we can make sure to have enough prizes for all. Halloween costumes are encouraged!

If you are not a Social Committee member yet, get involved now and bring your great ideas! We need you!! ✨

# Landscape Committee

Submitted by *Christin Hards*,  
Landscape Committee Chair

Wow! Hats off to Grasshopper and the Landscape Committee for their choice of plant material and the overall design for the pool area. We like the tropical look and hope you do, too.

Unfortunately there will be no vacation for us soon. We have several additional projects that we still hope to complete this year. Hedges around the Alafaya Utility Lift Stations, repair of some frost damaged areas @ the Amenity Center and deer damage in Hawks Reserve, clean up of the center island at our main entrance, trees in the open tracts of land and in the easements and a well at the Mandarin Orange entrance in order to diminish our

dependency on Alafaya Utilities water supply. Usually we work on several projects simultaneously, and sometimes one comes together more quickly than another for some reason, but the items near the top are of the highest priority.

Perigrine Point lift station landscaping has been delayed due to negotiations with Alafaya Utilities over water supply. I've been informed that we should have water there no later than July 17. Alafaya blames lack of approval for the other lift location builder deficiencies; however, Alafaya has not been forthcoming with guidance needed to rectify these

Continued on page 6

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## Landscape Committee *continued*

deficiencies. We are continuing to try to work with them to satisfy their and our needs, and we continue to appreciate your patience.

I'm pleased to report that we are way below budget in our entrance upgrade. We're also running slightly below budget on our irrigation repair budget and our overall maintenance is right on target. Unfortunately, these repairs do not recognize the sad state of our economy resulting in The Sanctuary's own budget constraints. Thanks to the Landscape Committee's wise planning, we still should have funds to complete many of the above projects. We're doing everything fiscally responsible to get the most important projects completed.

Have you read the Landscape Committee's new blog on the Sanctuary Community Website? I hope that more of you will communicate with us and each other regarding

beautification of our community. We also hope to keep you more informed about what we're up to and we always welcome your ideas and knowledge. ✨



*Submitted by Kay Petruzzi,  
Security/Watch Committee, Chair*

The purpose of Security/Watch Committee is to get community involvement in securing our neighborhood and keeping it safe, pursue getting effective camera monitoring equipment for the clubhouse and the community entrances and negotiating a home monitoring system contract for homeowners at expiration of the existing Devcon agreement.

One of the most effective ways for residents to become involved is to form a neighborhood watch with

your neighbors. Get to know your neighbors and become educated about crime prevention. If you see something suspicious report that activity to the police and let them handle it. You can call Oviedo Police at 407-971-5700 if it's not an emergency, 911 if it is. Just knowing that neighbors are watching can reduce the risk of burglary and other crime activity.

**ALWAYS** keep your vehicle locked. **NEVER** leave personal items in your vehicle (garage remote, purse, computer, phone, etc.). Bring them into the house every night if you must leave your vehicle outside.

USE your home monitoring system every time you leave your home even if it is only for a few minutes.

### AMENITY FACILITIES

It is also prudent to be safe when using the gym, swimming pool and other Amenity Center facilities. No child under 13 is allowed to use the exercise equipment. Resident children Ages 13-14 may use the exercise equipment only with an adult resident's supervision. Ages 15 and older may use equipment without adult supervision. Swimming is a wonderful activity for children and certainly good exercise for both children and adults. But Florida weather is always unpredictable and lightning can come without warning with or without rainfall. **You must get out of the pool when it is raining and/or lightning.** Help us all keep The Sanctuary a safe place to live. ✨

## E-mail List

Sign up on 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 information. ✨

# UPCOMING

## National Night Out August 4 7pm - 9pm



## Garage Sale October 17



## Fall Festival October 24



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	9	10 7pm COVENANTS MEETING 7:30PM FINING COMM	11	12	13 7pm ..... ARC	14	15
	16	17	18	19	20 6:30pm . OPEN FORUM 7pm ..... BOD	21 SCRAP-BOOKING 6-9pm	22
	23	24 SCHOOL STARTS	25	26	27	28	29
	30	31					

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SEPTEMBER			1 HOA DUES due	2	3	4	5
	6	7 OFFICE CLOSED	8	9	10 7pm ..... ARC	11	12
	13	14 7pm COVENANTS MEETING 7:30PM FINING COMM	15	16	17 6:30pm . OPEN FORUM 7pm ..... BOD	18	19
	20	21	22	23	24	25 SCRAP-BOOKING 6-9pm	26
	27	28	29	30	1 HOA Dues due	2	3

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

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LOST TENNIS KEY	\$5.00

*For all residents: only one tennis key will be given out.*

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## INDEPENDENCE

*"The greatest gifts you can give your children are  
the roots of responsibility and the wings of  
independence."  
— Denis Waitley*