

Summer 2008

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org
PROPERTY MANAGEMENT

**Community Management
Specialists, Inc.**

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

Clubhouse Directors

Nikki, Kay, Pam •
407 971-9749

Clubhouse Reservations

Nikki, Kay, Pam •
407 971-9749

**Architectural Review
Applications**

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

THE SANCTUARY BOARD OF DIRECTORS

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

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

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Valerie Williams, *Secretary &
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vlwparagl@aol.com

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

Brent Hidde, *Director*
wbhm3n@cs.com

Micheal Woodman, (ARC)
*Architectural Review Committee
Chair*

President's Message



Submitted by Alycia Wood, HOA President

It's been a busy beginning of the year for The Sanctuary! In January, we completed upgrades, re-letting, and cleaning of our village monuments. The Landscape Committee was also hard at work improving plantings at various monuments. We also had repairs and maintenance cleaning performed on the pool preparing it for the busy summer months. In February, the Amenity Center parking lot was repaired and resealed. In March, we were side-tracked with some accidents causing damage to our front entrance and wall along 419. A huge thanks to our management company for expediting insurance claims and repairs on such a visible portion of our community! Also in March, our Covenants Committee created a Fining Committee and implemented new procedures to enforce and uphold the covenants that govern our homes. In April, the developer finally replaced the unsightly and crumbling lift station walls throughout the neighborhood. The

Landscape Committee is reviewing proposals for new vegetation around each new fence installed. Also in April, we spruced up the Amenity Center with some touches of fresh paint. In May, the Board voted on changes to our Use Restrictions regarding "single-family housekeeping units" and portable basketball hoops. And in the upcoming months, we will be installing pet waste dispensers throughout various common areas and decorative benches at select ponds. And last but not least, for our youngest residents, we have been addressing equipment malfunctions with the water feature at the Amenity Center. We hope to have this operational very soon! We have completed a great number of projects so far and we will continue to move forward on others to maintain and enhance our community.

On another note, we have commenced a lawsuit against the de-

Continued on page 2

President's Message continued

veloper for defects in our community. A Complaint was filed in the Circuit Court of the Eighteenth Judicial Circuit in Seminole County, FL and we are awaiting a response. If you have any questions concerning the associations' claim, please do not hesitate to contact me or our property manager, Kevin Davis.

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

Congratulations to our graduating seniors and best wishes to all of our residents for a safe summer season! ☺

New Amenity Office Hours

Please be advised starting June 2 thru August 31, 2008 the Amenity Center Office hours will be from 10:00am to 4:00pm Monday thru Saturday. The hours will be changed back to 11:00 to 4:00 on August 30, 2008. ☺

Community Yard Sale

**Saturday, June 14, 2008
from 8am to Noon**

Signs posted on front walls and ad in Orlando Sentinel. Call the office to get your address on the map. Place a sign and balloons on your mailbox. Good luck! ☺



Fall Festival Planning Meeting

Come and join us for the first meeting on **Sunday, July 20 @ 5:00pm** at the Sanctuary Amenity Center. It's time to start planning. With the help of our community we can make this event fun for all. So come with your ideas and get involved. ☺



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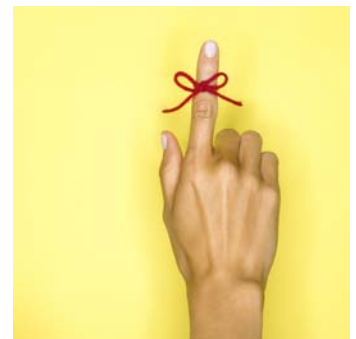
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Quarterly HOA Dues

Your HOA dues are paid quarterly. Payment is due by July 1, 2008. If you did not receive coupons for payment, please contact Kevin Davis @ 407-359-7202. ☺

Amenity Center Photo ID's

Submitted by Bill Tidwell

The only Identification that is now accepted for residents using our Amenity Center (including: Clubhouse, Gym, Tennis Courts, Playground, Basketball Court, Pool Area and Soccer Field) is our Sanctuary issued photo ID. If you do not yet have one, please see the office staff, at the Clubhouse, Monday through Saturday: 11:00AM to 4:00PM and they will be happy to assist you. You must provide them with your Home Purchase Documents or your Lease Agreement. These Photo ID's are required for all adults and children 13 years and over. You need to carry it with you whenever you use our facilities. Thank You. ☺

Attention Homeowners

Submitted by Bill Tidwell

We have two Board of Directors positions open. One is a 6 month term, the other is an 18 month term. Here is a chance to serve your community and contribute your ideas. Help keep "The Sanctuary" the best place in Oviedo to live. Interested homeowners, please call Community Management Services and ask for Kevin Davis at 407-359-7202. We look forward to working with you. ☺

Covenants Corner: FAQs

Presented By The Sanctuary Covenants Committee

Why is the covenants enforcement committee so strict about violations?

To protect your rights. To legally buy a Sanctuary home each homeowner must agree in writing to abide by the covenants. State law makes those covenants a part of your deed to the property. And the law also demands that your HOA board of directors enforce the covenants fairly. That means your board and appointed committees must stick to the letters of the law as they apply to each and every homeowner. If HOA leadership and its management company fail to enforce the covenants and restrictions, the HOA could lose its ability to enforce future violations.

But it's a free country. Why can't I do what I want on my own property?

Because you actually agreed to give up some of that freedom when you bought Sanctuary property. Your deed came with an important requirement: that you agree to be bound by law to abide by the rules and regulations of the neighborhood. Not actually a part of your deed, but implicit in your purchase, is that all the other homeowners agreed to abide by the same rules and regulations as you. All those agreements and the homeowners association set up to administer them, are part of the value of your house and property.

Does the HOA board just make up any rule it wants?

Although the board, as your representatives, can make new and change existing rules intended to benefit all homeowners, it is very reluctant to do so without due consideration and, most importantly, without your input.

Almost all the rules "on the books" right now date back to the beginning and building of the development. Some of the rules are written into the Sanctuary Covenants and Restrictions document that is part of your deed. Those rules are not easily modified. In fact, changes to the covenants require approval by at least three-quarters of homeowners. Other regulations are contained

Continued on page 4

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Covenants Corner *continued*

in documents that were created by the covenants. The covenants document gives the board of directors permission to change these other documents. Two examples are "Initial Use Restrictions," which is "Exhibit B" of the covenants, and "Sanctuary Community Standards," a document used by the Architectural Review Committee.

You can see these and other HOA documents at www.thesanctuaryhoa.org/forms.cfm.

Why is the house next door full of college students?

The Sanctuary is zoned as a single family residential development. Renting out rooms can be a violation of the City of Oviedo code. Your board is working on a change to the "Use Restrictions" to clarify the meaning of "family unit," based on prior legal cases, to help the community maintain the quality of life you value. The board will vote on this issue at its May meeting and you are invited to attend and voice your opinion at that meeting.

Landscaping Tip

Did you know that the "Sanctuary Community Standards" document includes an extensive list of trees, shrubs, ground cover and palms recommended for your landscaping? There are other plants on a "Prohibited" list, for the

most part because Florida Dept. of Environmental Protection considers them troublemakers, invasive species or otherwise are not beneficial to Florida's ecology. Check the Appendices to the Community Standards document at www.thesanctuaryhoa.org. ☺

Weeds in Sidewalks & Pavers?

Do you have weeds in the cracks of your sidewalk and pavers? If you are waiting for the city to take care of them, the odds of that happening is like waiting to win the lottery. These weeds distract from the rest of your lovely landscaping. A \$4.00 spray bottle of "Round Up" eliminates weeds. Help keep our Community Beautiful. Thank You For Caring. ☺

Lost And Found

If you leave something behind at the pool, please check the Rubbermaid trunk

for any lost items located in the cabana. For any items such as jewelry, sunglasses, etc., please call the office at 407-971-9749 to claim your belongings by identifying the item you have lost. Thank you. ☺



Something Bugging You?

Problem with Mosquitoes? Call Seminole County at 407-971-5696 or visit the website seminolecountyfl.gov/pw/mosquito.



For more information about water rules and regulations, call 1-800-232-0904 or visit website www.sjrwmd.com/irrigationrule/index.html. ☺

Reserve Your Space for Private Parties

You, as a homeowner, can reserve a section of the pool and cabana area or the clubhouse for parties. There is a \$50 charge for rental and a \$100 security deposit. Maximum of 25 people and a three hour time limit. Rental are for residents only. Please call 407-971-9749 to reserve your space. ☺



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M O B I L E S E R V I C E

Activities

Let's Eat, Drink & Play Bunko!!!

When: **First Tuesday of the Month, June 3, July 1 & August 5**

Time: 6:30-7:00pm

~ Food/Social ½ Hour

7:00pm ~ We start playing!

Where: Sanctuary Clubhouse

Please RSVP by 5:00pm, Monday,

June 2: 407-971-9749

Please bring \$6.00 (exact amount appreciated) to play, an appetizer or non-alcoholic beverage to share and a beach bag item (i.e. suntan lotion, flip flops, book, Chap Stick, hair brush/comb...) of your choice (approximate value of \$3.00) for last Bunko prize!! ☺



Would You Like To Meet Your New Neighbors?

Join us for potluck at the Amenity Center, **Sunday June 29 at 5:30pm**. Please call the office at 407-971-9749 to sign up to bring your favorite dish and RSVP no later than Tuesday, June 24, 2008. ☺

Past Events



@ The Sanctuary

We celebrated the annual Spring Fling on March 15 and enjoyed beautiful weather, eggs and crafts. Residents of all ages joined in on the fun. ☺



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CONVERSATIONS WITH A CONVICTED BURGLAR Is Your Home a Target?

Submitted by Lt. Dennis Lemma, Seminole County Sheriff's Office

Home is where the heart is. It is where we keep our most valuable possessions: family, friends, heirlooms, and those must-haves that we purchase.

Burglars know this and after a conversation with a convicted burglar we learned that there are ways that you can help keep all of those valuables, tangible or not, safer.

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Home Security

continued

As with many property crimes, burglars seek out opportunity. They look for the easiest target. Creating a few extra steps for them could mean the difference between your home becoming a target and not.

So, in order to get the inside scoop on how to protect your home, we went to someone who would know best; a convicted burglar who had broken into more than 100 homes during his criminal career.

How would you pick a target? I would walk around a neighborhood for about an hour looking for an easy target: open windows, open garage doors, or a home with a "no-one home" appearance. Piled up newspapers and overdue lawn maintenance are obvious signs that a homeowner may not be around. I would also check the activity in the area: are there cars in the driveways or children out playing?

What would deter you? I was deterred by dogs, neighborhood watch signs, noises from a TV or radio, alarm systems, and nosey neighbors.

How would you get in? I would mostly go through unlocked windows and doors. I didn't want to be there long, so additional locks or noises were certainly a deterrent. Sometimes, I would knock on the front door to see if anyone was home. If they weren't, I'd go around the back and find a way inside.

Once inside, where would you look? I would usually go through dressers in bedrooms, bathrooms and look for money or jewelry. I'd stay away from cluttered closets or rooms.

What would you take? If I was on foot, I would take pocket items such as jewelry and money. If I had a car, I would take items such as: electronics, phones, and guns. Sometimes I would hide big items outside and return later.

To better learn how you can protect your home contact the Oviedo Police Department or the Seminole County Sheriff's Office. If you see anything suspicious or a person that looks out of place - trust your instincts; they are usually right! DO NOT call the Board of Directors or the management company. Report all suspicious people & activity to law enforcement immediately by calling 911.

Advertise in The Sanctuary News

Quarterly Publication

Size	1x	Annual
Business Card	\$35	\$125
1/4 Page	\$65	\$225

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

Format for ads: MS Word, Publisher, Adobe Illustrator, Photoshop in raw format. No pdf's or jpg's. Prices & frequency subject to change.



Trinity Prep Aquatics Invites You To Join Our Summer Camp Programs!!!

Kids Splash Camp (ages 5-14) offers 6 one week sessions that run Monday-Friday from 9:00 am - 4:00 pm. We provide specific instruction in the areas of swimming and springboard diving. The experience of our instructors combined with various water and group activities (Bowling, Wonder Works, Arts and Crafts, Sliderz, Olympic Day) will result in a fun, rewarding summer experience. The cost is \$245 per week.

Week 1	June 9-13	Week 2	June 16-20
Week 3	June 23-27	Week 4	July 7-11
Week 5	July 14-18	Week 6	July 21-25

Sign up now at www.trinityprep.org/summer

Oviedo Minnows (ages 4-14) will teach the basics of competitive swimming including stroke mechanics in all four racing strokes, racing starts and turns in a safe and fun environment. Practices will be offered on Saturday morning's and take place at the Riverside Pool in Oviedo (on Lockwood Blvd). Practice dates: June 7, 14, 21, and 28; July 12, 19, and 26 (9 and over swim 8:00 - 9:00 am; 8 and under swim 9:00 - 10:00 am).

The cost of the program will be \$140. To register, please contact Anne Marie Stricklin at stricklina@trinityprep.org or 321-282-2558.

For more information, please visit our website at www.tpaswim.org.

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
E 1	10am-4pm SUMMER OFFICE HOURS BEGIN, M-Sa	BUNCO 6:30pm	4	5	6	7
N 8	7pm COVENANTS MEETING	10	11	12	13	Flag Day GARAGE SALE 8am-Noon
<i>Father's Day</i> 15	16	17	18	19 6:30pm . OPEN FORUM 7pm BOD	20 <i>First Day of Summer</i>	21
U 22	23	24	25	26	27	28
POTLUCK 5:30pm	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 Y 6	7	BUNCO 6:30pm HOA DUES due	2	3	Independence Day OFFICE CLOSED	5
L 13	7pm COVENANTS MEETING	14	15	16 6:30pm . OPEN FORUM 7pm BOD	18	19
5pm FALL FESTIVAL MEETING	21	22	23	24	25	26
J 27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 BACK TO SCHOOL						
S 3	4	BUNCO 6:30pm	6	7	8	9
10	7pm COVENANTS MEETING	11	12	14	15	16
17	SCHOOL BEGINS	19	20	21 6:30pm . OPEN FORUM 7pm BOD	22	23
24	25	26	27	28	29	10am-4pm SUMMER OFFICE HOURS END (Back to 11am)
A 31						30

Want "Top Dollar" For Your Sanctuary Home?

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

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

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

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

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

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

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

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