

June & July 2009

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

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president@thesanctuary.org

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director2@thesanctuary.org

President's Message

Submitted by Valerie Williams, HOA President



RECORDS INSPECTION

Recent high demand for records inspection has made it necessary for us to emphasize the procedure for obtaining The Sanctuary's official records. The procedure was set by Florida law to prevent confusion, misinformation and duplication of effort, while ensuring that homeowners have reasonable access to records. It also saves both your management company and HOA Board of Directors from having to drop everything to respond to a request.

Pinnacle Property Management, your management company, is the custodian of our official records. You should contact PPM in writing to request an appointment to view a document. "In writing" can be a written letter or an e-mail and you should expect to be able to view the documents at their office within 10 business days of their receipt of your letter/e-mail.

Records not available for inspection by homeowners include lawyer communications, information about an individual homeowner's account and other personal information. Florida Statutes 720.303(5) and 90.502 provide the Florida law about this, if you're interested.

Our Governing Documents (Covenants, Community Design Standards, By-Laws, Florida Statutes) are also freely available on The Sanctuary Website. By law you should have received these documents from the seller (with the exception of the Statutes) when you bought your home, but often this was not the case. You can save time and money by making copies of these directly from the Website. Better yet, save a tree and read them on line.

CONSERVATION EASEMENTS

The Sanctuary's common areas include large tracts of land regulated by law as *conservation easements*. A *conservation easement* is a legal agreement designed to preserve open space, groundwater recharge areas, environmentally sensitive lands, wildlife habitat and historical features.

If your property backs up to a wooded area, except in a few small areas, you can be pretty certain the area is one of these easements. The St. Johns River Water Management District gov-

Continued on page 2

President's Message *continued*

erns these easements and the HOA is responsible to them for maintaining the land in its natural state.

Any activity that alters the easement area is typically prohibited. Such prohibited activity includes dumping of yard trash and lawn clippings, destruction of vegetation and any other activities that change the land. Exhibit B(6) of our Covenants has specific language prohibiting this. St Johns monitors these easements and can levy fines on homeowners discovered dumping yard or other trash on protected areas.

Essentially, except for official inspection by authorized personnel, these **conservation easements are no trespassing areas**. They are not play areas for your children and their friends (think wild fires) and you should warn them that trespassers are subject to arrest. We have asked the Oviedo Police Department to look out for trespassers and to deal with them accordingly. ✱

Covenants Corner

Presented By The Sanctuary Covenants Committee

We have a couple of new standards to announce, some changes in others and a few pleas for cooperation in getting ARC approval before making a change to your home.

House Number Plaques: Several homeowners have installed bronze house number plaques without ARC approval. The ARC feels these plaques are, for the most part, a nice enhancement and has established some general design standards. Those homeowners who already have installed plaques have, or soon will, receive courtesy notices asking them to submit an ARC application. As all plaques we've seen so far are perfectly acceptable, this will be a pro forma process to have your approval on file with PPM. 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.

House Numbers: Builder-installed brass house numbers are beginning to tarnish and many homeowners have asked about alternatives, so 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.

Trash Cans: Many homeowners are having difficulty fitting our new, larger trash cans into their garages, but cans left outside are unsightly and really make the neighborhood look bad. If you cannot find

Continued on page 3

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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.

Covenants Corner

continued

room for the new cans inside or otherwise out of sight, 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).

Satellite TV Dishes: Several homeowners have been cited for installing satellite dishes without prior ARC approval, as well as for improper positioning. We checked with both Dish Network and DirecTV, and the requirements are a clear line-of-sight between 232 and 242 degrees azimuth and 37 to 44 degrees elevation, so the Community Standards requirement to position the dish to the rear of the house *whenever possible* is a valid restriction. Installation normally includes up to 120 feet of cable, adequate for most Sanctuary homes. Also, multiple dishes are not required for HD and regular signals, as an HD dish receives regular digital signals as well. In most cases where it is clear that reception would be equally acceptable from the rear of the home, we will be asking the homeowner to have the dish moved. Again, all satellite dishes require ARC approval before installation.

Soliciting: Many have complained recently about solicitation in the neighborhood. The Sanctuary is legally posted as a "No Solicitation" area, supported by an Oviedo statute that also requires any solicitor to obtain a license from the

OPD. You may ask to see a solicitor's license and may inform the person that, even with a license, soliciting is prohibited in The Sanctuary. You also may call the Oviedo Police non-emergency number (407-971-5700) to report unauthorized solicitation. Religious, charity/public service and political groups are exempt from this requirement (let's not call the cops on the Girls Scouts!).

House Colors: When Crosswinds departed the scene, the Association was not able to obtain their design palette book for house colors and have since that time adopted a "muted earth tone" standard for repainting. The ARC has begun to loosen that criterion to include a broader selection of colors. Each application will continue to be evaluated in terms of how the committee feels the color will look on the particular model and in relation to surrounding homes. Loud or overly bright colors, strong primary colors and pastels will still be prohibited.

Parking: Still a big issue for many members—please remember parking on the street is limited to six hours. Also, OPD can and will ticket cars blocking the sidewalk or parked facing the wrong direction. 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.

Basketball Goal Update: Every homeowner should have received a survey from PPM by now—please read carefully and send in your response by the due date (by mail to PPM or drop off at the Amenity Center). This is your chance to register your opinion on this "hot button" issue!

Pond Lots: Please keep in mind the various restrictions for homes backing on ponds. Standards for fences are different than those for other lots (the pond lot standard is 4-foot black metal picket style

fences; white vinyl *may* be approved if a neighbor's existing fence is vinyl). Also, do remember your back yard borders a community common area—please be a good neighbor and don't use your back yard or patio for storage of unsightly clutter. Homes on ponds, other common areas and conservation lots all have some additional, sometimes narrower restrictions than the general standards for other lots. Remember—all changes or additions require approval from the ARC.

Please email the Covenant Enforcement Committee (CEC) at covenants.chair@thesanctuaryhoa.org if you have any questions about enforcement issues, or the Architectural Review Committee (ARC) at arc@thesanctuaryhoa.org for questions about specific standards or restrictions. *

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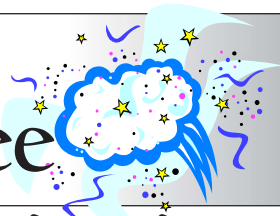
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Social Committee



Submitted by Alta Calcagno, Social Committee Chair

The Easter Egg Hunt was a great success thanks to all of you who participated. We had over 60 children this year and we had over 800 eggs! For next year we'll provide more eggs as we are growing in number, but to help us be more accurate, we appreciate that all participants call the Amenity Center to RSVP prior to the event so we can have a more accurate count of the children participating.



For the 1st time ever we had the Easter Bunny visit us. He brought goodie bags for the children and the parents had the opportunity to take pictures of their children with the Bunny. The Easter Bunny was so impressed with our Community that he promised us that he would visit us every year! Congratulations to the four winners of the Easter Baskets!

This year, as in prior years, we had two areas for the hunt —



0-3 years old and 4-10. We had a lot of older children this year and they were fast! So, we decided that for next year we would have a 3rd area for the hunt. We will have 0-3; 4-7; 8-10. This way the younger ones will have a better chance to find more eggs. We could add a 4th area for 11-older if we know there will be interest, so please let us know.

We are sorry for the late arrivals. Please come early next time as these children are very fast and the hunt is over within 15min!!

Our next event is our **Summer Kick off Party on Saturday, June 13th @ 5:00 PM.** There will be food, drinks, live music and games for all. We are still planning this activity and we'll like your ideas. We are in much need of volunteers for this committee, so if you are interested, please contact me at alta123@bellsouth.net.

Thanks! ✨

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 HOA DUES due	2	3	Independence Day 4
5	6	7 BUNCO 6:30pm	8	9 7pm ARC	10	11
12	13	7pm COVENANTS MEETING 7:30PM FINING COMM	14	15 6:30pm . OPEN FORUM 7pm BOD	16 SCRAP-BOOKING 6-9pm	18
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