

The Sanctuary

O V I E D O • F L

www.thesanctuaryhoa.org

PROPERTY MANAGEMENT

Vista Community Association Management, LLC
225 S. Westmonte Dr., Ste 3310
Altamonte Springs, FL 32714
Harold Stewart
hstewart@vista-cam.com
Phone: 407-682-3443
Fax: 407-682-0181

Amenity Center Staff

Office - 407-971-9749
Reservations - 407-971-9749
sanctuaryclubhouse@cfl.rr.com

Architectural Review Applications

Download from Website or pick up at the Amenity Center. On the Website go to "eForms" to get the form or "Contact Information" to ask an ARC-related question. Mail or e-mail applications to Vista Community Assoc. Management
Questions/ARC Form Submittal

Board of Directors

To contact the Board use the online contact form on TheSanctuaryHOA.org Website or e-mail Vista Customer Service at the address above.

Sandra Alfonso, President
Larry Berman, Vice President
Betty Mauzey, Secretary
Rick Yochem, Treasurer
Gabriel Bravo, Director
Paul Brodsky, Director
Renee Katsov, Director

Obtaining official records: All requests for records must be submitted in writing to Vista Community Association Management. Vista will have 10 business days to respond to the request. Resident will be notified by Vista the date and time records will be available for viewing. Vista Community Association Management, LLC, 225 S. Westmonte Drive, Suite 3310, Altamonte Springs, FL 32714.

From the President ..Sandra Alfonso

On behalf of the members of The Sanctuary Community Association, I would like to thank the outgoing Board members for their service.

Their long hours and hard work are greatly appreciated.

The new year brings challenges and exciting opportunities for the new Board of Directors and new management company.

The 2013 Board consists of residents from five different areas of our development, offering the opportunity for a wider range of input from our entire neighborhood.

Your new Board and HOA officers are listed in the column at the left. You are always welcome to attend Board meetings, so come on out and get to know your Board.

Under New Management

Our new management company is Vista Community Association Management.

Vista's contact information is in the column at left. They will begin servicing The Sanctuary February 20.

If you have business needing management atten-

tion before that time, you still may contact Vista, the Amenity Center office, or your HOA president via the website eForm.

After transition you will receive information directly from Vista regarding where to send your payments and other contact information for questions and concerns. Your Vista contact, Harold Stewart, is listed at left.

We look forward to working with Vista and anticipate a smooth transition to a new management firm.

A lot of separate parts and pieces fit together to make your HOA run smoothly.

As we reorganize, there will probably be a "hiccup" or two along the way. We ask for your patience, understanding and support during the transition process.

In the coming year we look forward to completion of the Amenity Center renovation, the re-establishment of community staffed committees—so important to the smooth running of any planned development—and, with your input, we hope to have a few new projects and more social gatherings where we can work and play

together as a neighbors and friends.

Committees

We are excited about the response we have received from many homeowners who wish to participate on committees or to help plan social events.

We look forward to getting to know you and having many more residents participate in Sanctuary events.

Your high school children can receive some community service credits for participation, as well.

You Can Help!

Be a Sanctuary Volunteer

Sanctuary Committees need your participation.

- Covenants – meets once a month
- Fining – meets as needed
- ARC – meets once a month
- Landscape – meets once a month
- Social – meets as needed to plan events

To express your desire to serve on one of these committees please email

sanctuaryHOAvolunteer@aol.com

Meet Your New Vista Property Manager

Harold Stewart, Licensed Community Association Manager, LCAM, will be the new “go-to” person when Vista becomes our management company February 20.

Harold and his wife,

Sandy, are native to upstate New York in Corning and the Finger Lakes region. They have three sons and seven grandchildren.

Harold graduated from Elmira College, Elmira, New York, with a degree in

accounting. They relocated several times with Westinghouse Electric Corporation to finally settle in Orlando in 1981.

Among other responsibilities, Harold managed several accounting functions to include Asset Management managing over \$700 million in corporate assets, general accounting and financial reporting to include strategic planning and financial forecasting for the power generation business unit.

After 36 plus years, He took early retirement.

Harold served 10 years as President/Treasurer for the Park Maitland Villas HOA and was instrumental in obtaining reserve studies, insurance appraisals,

annual budgets, community maintenance programs and projects, several community upgrades.

Harold has been a Licensed Association Manager for four years, managing HOAs and condominiums. He is responsible for providing budget oversight and seeking out cost savings for each of these communities.

He also is responsible for managing contractors, fielding requests from homeowners and residents, onsite inspections, oversight of community maintenance projects and upgrades and communicating with realtors and property managers concerning sales and rentals of homes.

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. Check the book &

Get ARC approval *before* you paint.

Download the ARC Approval Form from the Website or pick up from the Amenity Center

Covenants Corner

Time marches on. Houses in The Sanctuary are between 5 and 10+ years old.

Real estate values are rising; we could enhance their values even more by making sure they comply with the regulations regarding upkeep and maintenance.

Please take an objective look at the outside of your home to see if you are up to standards. Any questions you have may be answered in the Community Standards on the Website.

You may need to budget for house painting expenses, but cleaning mold from your trim, stucco and roof, cleaning oil stains from your driveway and sprucing up your mailbox could go a long way in improving your home's value—and earn the

appreciation of your neighbors as well.

Your Board has a mandate to see that the Community Standards are upheld, but has no desire to be the “neighborhood police”; however, the Bylaws and Covenants require us to enforce those standards.

If you have physical or financial issues that prevent you from keeping you home the way you would like it to be, please contact the management company and ask them to advise the Board of your need.

In the past we have had neighbors volunteer to help bring homes into compliance and perhaps we can find neighbors who will help you as well.



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Reserve Lands in The Sanctuary Governed by St. Johns River Water Management District Preservation Policies

Much of the wooded area woven in and around homes in The Sanctuary is controlled by the St. Johns River Water Management District, one of five Florida districts charged with helping to preserve the state's water resources.

The St. Johns district covers all or part of 18 northeast and east central Florida counties, approximately two-counties deep along the Atlantic coast from the border north of Jacksonville to just south of Vero Beach.

The district divisions are based on watersheds — the land and water areas that water moves through or drains into.

The Sanctuary is roughly in the middle of the Middle St. Johns River Basin, a watershed that includes Orlando, most of Seminole County and parts of Lake and Volusia counties.

The wooded reserve areas of The Sanctuary are lands



the developers had to set aside to make up for environmental damage caused by our roads, homes and all the other parts and pieces that go into a development.

The reserve areas actually are easements dedicated to preservation of wildlife and water resources. That's why you see the "off limits" and other no trespassing signs at the edges of many of our woodlands.

A responsibility of the WMD, and The Sanctuary as well, is to maintain these lands in as near to a natural state as possible.

This "look but do not touch" policy will help ensure the future of resources endangered by the state's ever growing population.

Much of The Sanctuary's reserve area (the lighter shaded wooded areas below) is deeded over to the St. Johns River Water Management District—about a fifth of the state—that stretches across Northeast Florida (map above).



Advertise in The Sanctuary News

Published Quarterly
Aug., Nov., Feb., May

Size	1 time	Year(4x)
B-card	\$35	\$125
3.625"W x 2"H		

1/4 pg	\$65	\$225
Vertical: 3.625"W x 4.5"H		
Horizontal: 4.5"W x 3.625"H		

1/2 pg	\$100	\$375
Hz: 7.5"W x 4.5"H Vrt: 3.625W x 9.25H		

- All ads must meet HOA board approval.
 - Preferred ad layouts: PDF, JPG, PNG, TIF.
 - Minimum resolution: 266ppi PDF: "High quality print"
 - Ads created with MS Publisher or any Adobe graphics programs must have images and fonts embedded. If you use a strange font and we don't have it, your layout may not look the way you intended.
 - Images in MS Word files may reproduce low quality depending on your original.
 - Prices subject to change.
- sanctuarynewsletter@yahoo.com

Social Committee

By Sandra Alfonso

An exciting time was had by all residents who attended the annual Fall Festival on November 10 at the Amenity Center.

There were pony rides; bounce houses sponsored by Jeff's Kitchen and Baths and Double Down Athletics; games, food and fun.

We greatly appreciate Back Street Pizza for heating all the barbeque for us.

The Sanctuary insurance agent, Ed Jones, donated funds which paid for the DJ.

Thanks to all for their support.

We auctioned almost 40 items ranging from chicken dinners to whole house exte-

rior christmas lights.

This auction enabled us to have our fun filled afternoon for very little cost to the Association.

We would like to thank the members of the Social Committee, residents who donated auction items and many community business who also helped by donating items or gift cards.

Santa Claus came to The Sanctuary, December 6, 7 & 8. This was the third year the jolly old elf paid a special visit.

This event is the highlight of the Christmas season for many to have Santa visit their home and take pictures

in front of the tree with the family.

I started "Santa in The Sanctuary" in 2010 when I joined the Board. I have served as Social Committee Chairman for the last three years.

Oviedo's Mayor, The Honorable Dominic Persampiere, was Santa on Thursday, the 6th. Sanctuary residents, Roger Mauzey and Larry Berman, filled St. Nick's boots on Friday and Saturday.

It was difficult to know who had more fun with Santa's visits, the children or the adults. Santa gave each child and some "child-like" adults a special chocolate treat.

Many thanks to the Mayor and all The Sanctuary residents who made this special

event possible and very memorable.

Members of the Social Committee served as elves and drove Santa's sleigh, a Honda van, through the neighborhood, complete with police escort.

We also appreciate the service that officers of the OPD have rendered to us over the years.

Look to the Fall 2013 newsletter for announcements about the 2013 Fall Festival and "Santa in The Sanctuary" events sponsored by The Sanctuary Social Committee, chaired this year by (new Board member) Renee Katsov.

Mark your calendar for March 23 for the Easter Egg Hunt.

Who doesn't like chocolate eggs and bunnies?



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Landscape Update

Advice from Grasshopper, The Sanctuary's Lawn Maintenance Team

February is a great month to get a jump start on spring. The days are warm and the nights are cool.

This is always a great time to get outdoors and complete some of your projects.

Now is a good time to redo some of the flower beds that have declined during

the fall and winter months.

Adding new plants is a great way to liven up the landscape with new color.

Do take time this month to get back out and enjoy your landscape.

Listed below are a few pointers for your February to do list:

- Lawns need less water during the winter months, once per week is usually sufficient.
- Inspect irrigation systems, check for clogged or broken sprinkler heads and adjust as needed.
- All live crabgrass sprigs should be removed and replaced with new sod.
- Maintain proper grass height, mow as needed to keep lawn attractive and control weeds.
- Establish separate watering zones for ornamental plantings.
- Prune ornamental plantings to within 12"-18" of the ground.
- Remove only seed heads, suckers, and any out of bounds growth on crape myrtles.
- Roses should be pruned back by mid month.
- Hand pull or spot treat winter weeds in shrub beds.
- Remove declining fronds and seed pods from palms, leave the green foliage.
- Remove declining leaves and flowers from plants and shrubs.

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STAMPS Program Is Neighbor Helping Neighbor

Serving Together Always Makes People Stronger—STAMPS—was an idea brought to life in a Virginia high school by Sanctuary resident Bernadette Guttman, her son and a friend, to bring a group of people together.

A combination of craigslist, Angie's List, a bartering system and people pulling together to meet each other's need, the Virginia program was a success.

Ms. Guttman believes it will work in The Sanctuary.

A similar idea tossed around by the Board for several years was a listing of residents with skills other residents need.

Missing until now was the support to turn it into a reality.

STAMPS's foundation, says Ms. Guttman, is that a community that hires from within is helping itself.

But the STAMPS model goes further than a mere "buy local" program. It includes a goodwill service whereby people who need assistance can get the word out to others who want to help.

Here are some examples:

Your child who needs community service hours for school is put in touch with a resident who belongs to an organization that needs volunteers.

You need a baby sitter, plumber, electrician, carpenter, painter, etc.; other residents are in that business or have those skills.

You list your business, talents, expertise; residents become your clients.

You join with other residents to take advantage of a volume discount on some product or service.

You need a little extra help (a ride, a meal made) due to family illness, a birth, or death in the family; you later pay the kindness forward.

STAMPS has the potential to bring a community back to the old ideals of the small

town: all are in it together.

The Guttmans have seen the idea work in Virginia. They are confident it can succeed in Oviedo.

Ms. Guttman is looking for feedback, comments and suggestions on ways to get STAMPS started in The Sanctuary. Possibilities include an e-mail listing or website as a focal point for communication.

The Sanctuary website already has some of these capabilities built in.

Others have suggested an online forum format.

Share your thoughts with Bernadette Guttman (beguttman@yahoo.com) or talk it up with your neighbors or Board members.



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View from the Boulevard

By Nikki Berman

Home values are inching up in The Sanctuary due to a number of factors.

Currently, we are in a Sellers' Market, which means that there are very few houses for sale and many buyers vying for the same homes.

Due to a lack of inventory, multiple offers are being made on all types of properties—short sales, bank owned and traditional.

A multiple offer situation can create a purchase price above current market value. Consequently, due to the high demand and historically low interest rates, well-

priced properties are going under contract quickly.

A snapshot of closings as of October 2012 include four short sales, two bank owned, and three traditional sales. In addition, there are seven properties currently under contract.

For those homeowners who are having difficulty paying their mortgage and/or are underwater, make sure to take advantage of selling your home as a short sale rather than letting it go to foreclosure.

With a short sale, your credit may be affected for a shorter period of time than

with a foreclosure on your credit report.

This may give you an opportunity to purchase a home again within approximately three to five years.

As the market continues to improve, many homeowners may be surprised at the increasing value of their homes (economists are projecting about 5% per year).

This is due to the excellent reputation of Oviedo and the quality amenities in our community, as well as the enhancements being made by City Hall.

Did you know that our lovely city was chosen again this past year as one of

the top 100 places to raise a family? Also recently, Oviedo broke ground on a hospital emergency room with 12 beds and plans are underway to begin working on Phase 1 of Oviedo on the Park. All these factors plus our 'A' rated schools make owning a home in The Sanctuary a great place to live—and a good investment!

Now is the time to take advantage of this favorable market. As an original homeowner having lived in The Sanctuary for eight years, I would be happy to answer any questions or concerns regarding the value of your home.

For announcements of special events, meetings and activities via e-mail, go to the Website, www.the-sanctuaryhoa.org, click on "Resident Feedback" and send us your e-mail. We'll put you on the list.

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Elementary School Rezoning May Split The Sanctuary Between Two Schools

Seminole County public schools are undergoing a broad elementary schools rezoning. Currently, elementary school children in The Sanctuary attend Walker on

Snow Hill Road in Chulouota.

New zoning that will take effect in August may split students between Walker and Partin.



All four final proposals have The Sanctuary divided between Walker and Partin. Those zoned to Partin Elementary, across CR-419 from The Sanctuary may lose bus service unless a cross-419 shuttle is implemented to avoid traffic congestion.

Parents who desire to influence zoning decisions may contact the School Board and the Superinten-

Three of the final four plans have students in the Eagle's Nest/Falcon Ridge/Crane's Roost subdivision (at left) zoned for Partin. The fourth plan adds the rest of Sanctuary Drive—Heron's Reserve, Raven's Rook, Peregrine Point—and Heirloom Rose Place along Willingham.

dent to voice your view on these proposals.

Full details of the process are at www.scps.k12.fl.us/ElementaryRezones.aspx.

The following information is from the January 29, 2013, East Phase Elementary Rezoning Work Session.

Key committee members affecting Sanctuary elementary school-age children:

Partin Elementary

- Katie Champlin, PTA
- Lisa Prieto, SAC
- Sharon Mafarachisi, Parent/Community
- Dr. Maria Katz, Principal

Walker Elementary

- Keisa Sensabaugh, PTA
- Robert Bankers, SAC
- LeAnn Golden, Parent/Community
- Mike Pfeiffer, Principal

Continued on page 10

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Elementary School Split Zoning

continued from page 9

School board rationale for rezoning is to balance enrollment among schools and accommodate future enrollment growth.

Rezoning plans are measured against School Board Policy 5.30 – *School Student Attendance Zones, revision of Attendance Zones, and Inter-zone Transfers*, using the following objectives:

Zoning Plan Objectives

1. Create attendance zones that reflect the diversity (socioeconomic status (FRL), race/ethnicity, English Speakers of Other Languages (ESOL), and disability) of the District to the extent practicable consistent with Constitutional requirements.

2. Keep subdivisions and

small neighborhood units in the same attendance zone to the extent practicable.

3. Assign students to the closest school to the extent practicable.

4. Create compact attendance zones with few or no island areas.

5. Include target enrollments that allow for growth and anticipated changing demographics.

6. Comply with feeder patterns (no more than two schools) to the extent practicable.

7. Not place a transportation burden on any identifiable diversity subgroup (socioeconomic, race/ethnicity, ESOL, or disability).

Committees were faced with the daunting task of

reviewing more than 130 rezoning plans and narrowing them to a final four for submittal to the superintendent.

The Final Four

The four final plans are

1. **443 – Eastbrook** (rezones to Partin Elementary all neighborhoods along Sanctuary Drive and on the northwest portion of Heirloom Rose Place, including Fawn Lily Cove, and Heirloom Rose addresses from 3038 to 3490)

2. **617 – East Phase Rezoning Map 4** (rezones to Partin Elementary only the front portion of Sanctuary Drive (Eagle’s Nest/Falcon Ridge/Crane’s Roost).

Plans 3 and 4 are the same as Plan 617

3. **811 – East Phase Rezoning Map 10**

4. **820 - East Phase Re-**

zoning Map11 Liv

Maps are at www.scps.k12.fl.us/Portals/0/assets/pdf/rezone/FinalEastPhasePP1.29.13WorkSession_c.pdf

According to a January 31 Orlando Sentinel story, controversy over dividing neighborhoods among multiple schools has slowed zoning decisions.

The School Board wants to slow the process to make sure there is enough time to debate the issues, the Sentinel said.

Tentative Meeting Dates

- February 26 Regular Board Meeting - Superintendent’s Recommended Plans presented to Board for consideration and action
- March 3 Advertisement of Selection Rezoning Plan
- April 2 Public Hearing
- April 2 Special Board Meeting - Adoption of Plan

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FEBRUARY						1	2
	3	4	5	6	7	8	9
	10	11	12	Covenants Committee 7 pm 13	Valentines Day 14 ARC Mtg..... 8pm	15	16
	17	18 <i>Presidents' Day</i>	19	Vista Property Management Begins Servicing HOA 20	21	22	23
	24	25	26 Open forum..6:30 BoD Mtg..... 7pm	27	28		

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
MARCH						1	2
	3	4	5	6	7	8	9 <i>Taste of Oviedo</i>
	10 <i>Daylight Savings Begins</i>	11	12	Covenants Committee 7 pm 13	ARC Mtg..... 8pm 14	15	16
	17 <i>St Patrick's Day</i>	18	19	20	21	22	23 <i>Easter Egg Hunt @ Amenity Center</i>
	24/31 <i>Easter</i>	25	26 Open forum..6:30 BoD Mtg..... 7pm	27	28	29	30

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
APRIL		1	2	3	4	5	6 <i>Community Garage Sale</i>
	7	8	9	Covenants Committee 7 pm 10	ARC Mtg..... 8pm 11	12	13
	14	15	16	17	18	19	20
	21	22	23 Open forum..6:30 BoD Mtg..... 7 pm	24	25	26	27
	28	29	30				

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