

The Sanctuary

**MARK YOUR
CALENDARS!**

SANTA CLAUS IS COMING TO TOWN!

December 3, 4, and 5 – starting at approximately 6pm each night. If you would like Santa to stop at your home, please be sure to put your mailbox flag up!

SANTA'S SCHEDULE:

Thursday December 3

Heirloom Rose Place (3038-3773), Fawn Lily Cove, Dandelion Cove, Hydrangea Court, Freesia Cove, Safflower Terrace, Daffodil Court

Friday, December 4

Turtlehead Cove, Sago Palm Cove, Blue Springs Cove, Spring Heather Place, Water Lily Lane, Star Grass Point, Juneberry Terrace, Sweetspire Circle, Open Meadow Loop, Patrician Place, Rose Mallow Loop, Parasol Place, Sanctuary Drive

Saturday, December 5

Heirloom Rose Place (3800-4357), Burgundy Court, Candy Apple Way, Gerber Daisy Lane, Periwinkle Blue Way, Mandarin Orange Way, Fairhaven Cove, Hammonds Ferry Court, McGuirk Court



2016 Annual Members Meeting - January 26, 2016 7:00 pm

Lawton Chiles Middle School – Black Box Theater

There are four board seats up for election. We encourage you to get involved and volunteer your time! If you are interested in running for a seat, please contact:

Drew Pommet at drew@nexuscommunitymanagement.com or 321-315-0501.

DEDICATED PROPERTY MANAGER

Drew Pommet, LCAM
Nexus Community Management
1809 E. Broadway, Suite 408
Oviedo, FL 32765
321-315-0501
drew@nexuscommunitymanagement.com

BOARD OF DIRECTORS

Greg Monseliu, President
Melissa Debach, Vice President
Dan Baker, Treasurer
Bryan Gartner, Secretary
Michael Woodman, Director
Dave Baumann, Director
Bryant Sensabaugh, Director
To contact the Board, email
drew@nexuscommunitymanagement.com

AMENITY CENTER OFFICE HOURS

Monday 10am-4pm
Tuesday 10am-2pm
Wednesday 5pm-8pm
Thursday 12pm-8pm
Friday 10am-2pm
407-971-9749
sanctuaryclubhouse@cfl.rr.com

FROM THE PRESIDENT

What a tremendous year full of excitement and opportunity! Reflecting on the year, we have accomplished so much, and I humbly thank the Membership for allowing us to go to work on your behalf. There is much to accomplish in 2016, so we hope that you will continue to place faith and trust into our disciplined approach to guiding The Sanctuary.

Thank you to all who attended the Summer Splash, National Night Out and Brews & BBQ events! It is a pleasure to plan these events and your involvement helps make our neighborhood a true community. We hope to see you at the Fall Festival on November 21... it is shaping up to be a great event!

As always, we welcome your feedback on areas of opportunity. Please call or send a message to Drew Pommet at 321-315-0501 or drew@nexuscommunitymanagement.com and he will forward your comments and suggestions to the entire board.

The board remains committed to ensuring our community remains a well-managed, safe and welcome environment. As part of this focus, we are pleased to report that the following enhancements have been completed:

Pool Fence

The pool fence installation is complete – thank you for your patience. Unauthorized access to the pool area will be greatly reduced. Also, the fence was reconfigured to open the deck area and increase future potential options for expansion. The external door to the gym now requires an access card for entry.

Access Card System

Along with the pool fence, a new access card system was successfully installed. You no longer require a mechanical key to access the tennis courts and cabana bathrooms. One access card opens all doors! A change to the pool area is that you need to swipe out as well as swipe in. The exit push buttons were removed. Thank you for adapting to this change, which again will greatly reduce the number of non-members using the pool.

Picnic Tables

To support the popular party reservations in the pool area, commercial picnic tables were installed. The new tables accommodate more people and more efficiently use the space. Thank you for the suggestion!

COVENANTS CORNER

Since coming on in June, Nexus Community Management has completed four compliance drives for the community. The majority of letters have related to lawns and landscaping. Response thus far has been

wonderful, as most Members know and are supportive that the compliance function is designed to elevate and enhance the streetscape of the community. Thank you to all Members who have taken swift action to remedy issues in a timely manner.

If you happen to receive a letter, please respond to the letter to work out a plan for remedying the violation. Without communication, the process automatically advances on a monthly basis. To the extent possible, violations are photo-documented, so management is able and willing to discuss specifics should you have questions.

ARC UPDATE

Since May, our Architectural Review Committee has processed over 400 applications; 86% of which were for roofs due to the hailstorm. Nearly half of the homes in the community have received approval for new roofs!

A reminder that any change by a homeowner to the exterior of their home including landscaping changes must be approved in writing by the ARC PRIOR to a homeowner making the change. For example, homeowners must submit an ARC application for changing the color of the house paint, or adding or removing a tree or shrubs, etc. Our ARC Guidelines (Community Standards) are found on the community website information page.



DON'T FORGET ARC APPLICATION DEADLINE

Monday before the second Thursday of the month.

THE COMMUNITY WEBSITE

The Association maintains a website dedicated to providing community information, including agendas, minutes, forms, policies, documents, and timely announcements. Additionally, individual account information is synced with property management software; the site provides current balance information, ARC application status, violation letter status, and other account information. Site statistics show that less than half of members have requested a login to the site. The Association frequently maintains the site to keep Membership up to speed with the happenings of the community – don't be left out, request a login and explore the information provided on the site. <http://www.thesanctuaryhoa.org>

ALARM MONITORING CONTRACT



The board is pleased to share that the association-supported alarm monitoring contract has been extended for a new three year term. However, the partnered relationship has changed from ADT to Security Pro of Florida. You should have already received an introduction letter and starter information package. This information can also be found on the Member-side of the website under Alarm Monitoring. Your action is required if you wish to maintain or initiate association-supported monitoring. The bulk monitoring contract between ADT and The Sanctuary ends January 31, 2016. For more information, please login to the website and go to Alarm Monitoring.

UPCOMING EVENTS



- November 21** Fall Festival*
- November 24** Board of Directors Meeting
- December 3,4,5** Santa*
- December 7** ARC application dues
- December 10** ARC meeting
- December 15** Board of Directors meeting
- January 26** Annual Members Meeting

**Further details on the above social events will be sent via email (to those on the list), posted in the Clubhouse and on the website as each event approaches.*

SANCTUARY FALL FESTIVAL

Saturday, November 21
from 3:00 pm-6:00 pm

Bounce Houses
DJ • Face Painting
Photo Booth • Pony Rides





CALL **1-866-961-7649** TO SET
UP YOUR SERVICE TODAY

Security Pro of Florida, LLC is proud to partner with your HOA to offer you and all of the residents at The Sanctuary top quality alarm monitoring and services. Look in the mail and on your Sanctuary website for more information.



The Sanctuary will be continuing to offer association-supported monitoring through Security Pro. As we are your new service provider, we encourage you to call in and set up your service appointment as soon as possible. If you currently have service through the association's existing service provider, your monitoring service will lapse if you don't contact Service Pro to setup the necessary service appointment to reprogram your alarm system to our monitoring station. Please call us today to arrange a time and date to come to your home and to take care of all of your electronic security needs. 1-866-961-7649.

Services Include, but are not limited to:

System Monitored by Landline Telephone only-

Billed monthly/payable by your HOA

System Monitored by GSM Cell Wireless Communicator if you have no Landline- \$19.95 Billed monthly/payable by the home owner.

System Monitored by GSM Cell Wireless Communicator Plus Remote Services (GSM is required for remote services even if you have a landline). - \$24.95 Billed monthly/payable by the home owner.

Panel and Keypad Upgrade (replace with Honeywell Vista

20P Control Panel and Honeywell 6150RF Keypad/or compatible) \$195

Upgrade Existing System with new Wireless Touch Screen System (replace with Honeywell Lynx Touch 5200 Control Panel/Keypad, Take Over Switch, and Cellular Monitoring) \$288.00

additional monitoring rates apply for wireless communication with this upgrade \$19.95- \$24.95

State License #EF20000770



**We look forward to meeting all of residents at
The Sanctuary and offering "peace of mind" for many years to come!**

WWW.SECURITYPROFLORIDA.COM

1-866-961-7649 • elabrie@securityproflorida.com



Lynne Boykin, P.A. Realtor®
Cell: 407-587-9326
 Lynne@LynneSellsFloridaHomes.com
 www.LynneSellsFloridaHomes.com

I Live in The Sanctuary!
I Sell in The Sanctuary!

2015-
 8 Solds
 2 Pending
 3 Active

SOLD - \$229,500



RE/MAX Optima
 7250 Red Bug Lake Rd Ste 1000
 Oviedo, FL 32765

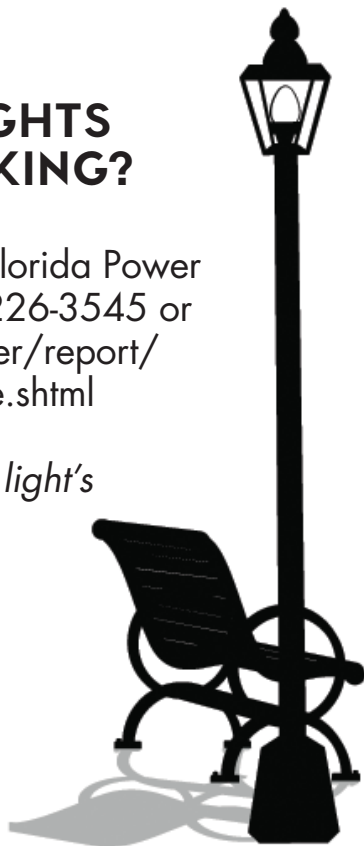
SETTING RECORDS IN THE SANCTUARY!

Curious About Your Home's Value?
Call to find out now!
Lynne Boykin Cell: 407-587-9326

**STREET LIGHTS
 NOT WORKING?**

Please contact Florida Power & Light at 800-226-3545 or fpl.com/customer/report/streetlight_single.shtml

Please have the light's exact location.



ROCK THE VOTE IN 2016



The Sanctuary clubhouse will be a polling station for the 2016 Election Cycle!

Tuesday, March 15th –
Presidential Primary Election

Tuesday, August 30th –
Florida Primary Election

Tuesday, November 8th –
General Election

Dynamic Duo Delivers

Just Sold:

950 Parasol Place



Yolon Riveiro and Nikki Berman

321-228-4708/yriveiro@gmail.com

321-279-2959/

nikki@floridahomesbynikki.com

Upcoming Holiday Events:

*Great Day in the Country

At Lawton Elementary and Lawton House

Nov 14th 9am-4pm

* Oviedo Christmas Village

At First Baptist Oviedo

Dec 5-7 and 12-14, 6pm-10pm

The holidays will be here before you know it. We want to thank you for trusting us this year in your Real Estate ventures. New Year brings new beginnings, so please let your neighbors and friends know that we would be happy to assist them with their Real Estate needs.

Happy Holidays and Merry Christmas to you and your families.

Yolon and Nikki

Dynamic Duo

Excellent time to sell! Why?

1. More motivation- If buyers are looking for a home now, they've waited through the busy season in hopes of a better deal, or they must move due to work or other reasons.
2. Less competition- Seller's take their home off the market this time of year or wait until the spring to sell. Their loss of a potential buyer is your gain!
3. Tax benefits- Buyers looking for year-end tax breaks., they can deduct home purchase cost.



<https://www.facebook.com/ChuOviedo>

WE'RE LISTENING



The board wants to hear from you! We rely on community feedback to ensure The Sanctuary remains a great place to live. Share your suggestions on opportunities for improvement! Suggest a social event or provide feedback on the landscaping! Or just tell us we're doing a great job! Please send your constructive feedback to sanctuaryfeedback@gmail.com.



Festive Holiday Lights

Get into the spirit of the holidays & light up your home this season!

Friendly & professional neighborhood service

Roofline lighting
Wreaths
Garland

Prices include: lights, cords, timers and light set-up, as well as post-season take down & supply storage bins.

The holidays will be here soon!

*Don't delay- call **Mike** today at **(407) 902-8054** for a free estimate & to reserve your installation date!*

FACT:

Research shows that helping others is a key to happiness.

PRIMROSE WAY:

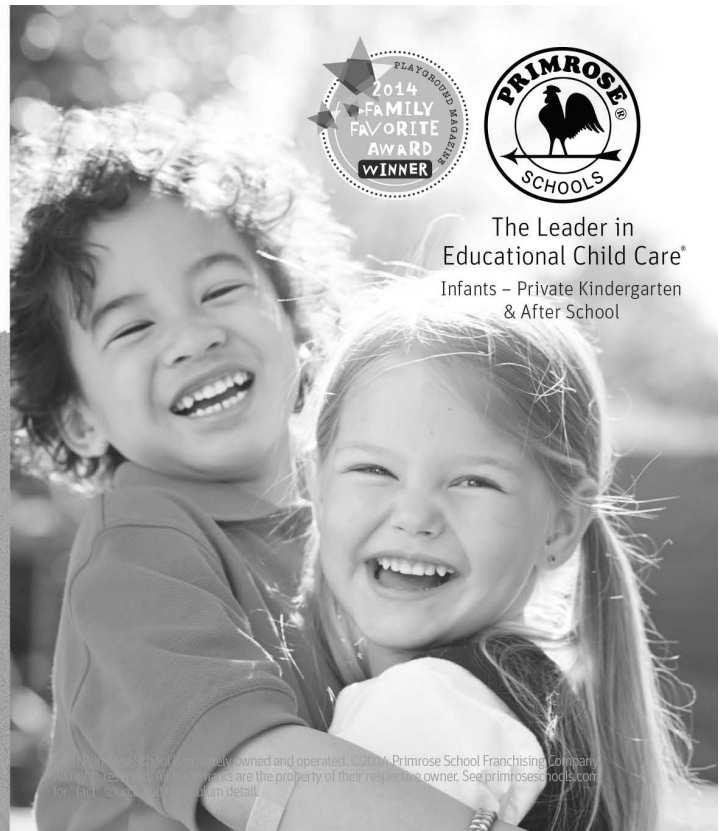
Helping people sure feels good!

**SEE WHAT SETS US APART!
 CALL FOR A TOUR.**



Primrose School of Oviedo

1933 W County Road 419 | Oviedo, FL 32766
 407.359.5200 | PrimroseOviedo.com



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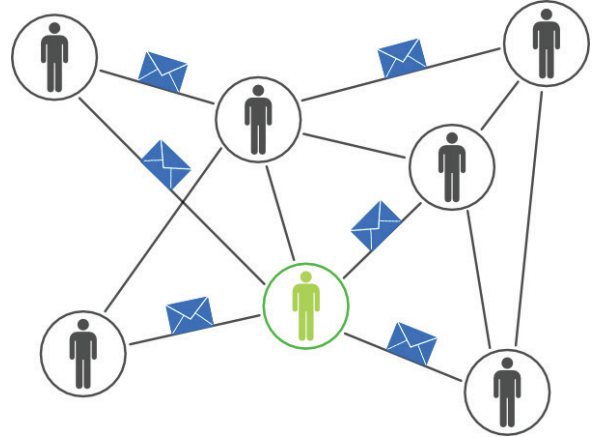
WATERING INFO

As of November 1, 2015, Seminole County returns to one (1) day per week landscape irrigation. During the cooler weather months, less water is needed in the landscape. The water restrictions are mandatory for all water sources except for reclaimed water, which is three (3) times a week year-round. Find your schedule below:

Residential with odd street addresses – Saturdays
Residential with even street addresses – Sundays

For questions on the water restrictions, please call Debra Meinert, Water Conservation Coordinator for Seminole County at 407-665-2121.

STAY CONNECTED



Beginning in 2016, your newsletter will be included with your quarterly assessments statement. To receive timely neighborhood updates in between statements, please join the email list by sending your full name, street address and email address to sanctuaryclubhouse@cfl.rr.com. Up to date information will also be posted on The Sanctuary website.

The Sanctuary

800 SANCTUARY DRIVE
OVIEDO, FL 32766

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