

Winter 2007

# The Sanctuary

O V I E D O • F L

[www.thesanctuaryhoa.org](http://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.*

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**DIRECTORS**

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**Valerie Williams**, *Covenants Committee Co-Chair*  
[vlwparagl@aol.com](mailto:vlwparagl@aol.com)

## Report from the Property Manager



*Submitted by Kevin Davis*

Greetings to all residents of The Sanctuary! Community Management Specialists, Inc. is proud to add you to our portfolio of outstanding Oviedo communities! It's important for homeowners to be aware that correspondence from your management company, which is usually a notice of violation or collection ledger, is not meant to be a personal affront, rather a friendly reminder that you live in a deed-restricted community with rules and regulations by which you have agreed to abide. It is essential these rules are followed to insure your investment is protected. Your home-

owners association has a strict collection action policy and if payments are not received timely, delinquent accounts are subject to late fees and/or legal action. We have been retained by the Board as we specialize in strict non-compliance enforcement and developer transition. You have our guarantee that we will do whatever it takes to make sure your community retains its high standards and aesthetic appeal.

All of the employees at CMS wish you and your family a happy and joyous holiday season. ❄️

From your Board of Directors  
**Merry Christmas**  
**and a Prosperous**  
**New Year!**

# Announcements



## Amenity Center Office Hours

New office hours effective November 5, 2007:

Monday through Saturday,  
11:00 am to 4:00 pm  
Closed Sundays

Office staff will be available for Party Reservations, Photo ID's, Access Cards and any other business, during these hours.

## New Management Company

The Board of Directors has changed management companies from Don Asher to Community Management Specialists, effective November 1, 2007. Kevin Davis, the president and \_\_\_\_\_ will be personally managing our community. They have managed Live Oak for the past six years and continue to do so. Currently they manage 31 other properties. We welcome Kevin and I am certain our community will see a positive change. Community Management Specialists is local:

1750 W. Broadway St #118  
Oviedo, FL 32765.  
Phone 407-359-7202  
Fax 407-971-1490

## Did You Know?

When vehicles are illegally parked or seem to be abandoned, all you need to do is call the Oviedo Police at 407-971-5700 or 407-971-5738. An officer will be sent out to tag the vehicle with a 72 hour notice. The Oviedo Police Department welcomes resident's calls on this or any other problems that may occur in our community.

We now have an **outdoor bulletin board** at the clubhouse for announcements, activities, meeting changes, etc. Check it out! ❄️

*"He who thanks but with the lips  
Thanks but in part;  
The full, the true Thanksgiving  
Comes from the heart"*  
— J. A. Shedd

## What Should You Look For In A Realtor?

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**Doug Corbin**



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# Covenants Corner

Presented By The Sanctuary Covenants Committee

With traffic the way it is, do you sometimes feel you are running with the bulls in the streets of Pamplona? Drivers in the Sanctuary-and beyond-probably aren't as unpredictable as a herd of angry bulls, but sometimes it seems that way.

Eventually, the Sanctuary's "bulls" must come to rest. So Sanctuary designers, with your safety in mind, included parking restrictions in the Declaration of Covenants. Here's what "Exhibit B, Section 22. Vehicles" says about parking on the streets:

"In order to promote a more aesthetic streetscape and safer vehicle access, on-street parking is prohibited except that short-term visitor parking on roadways is permitted for up to six hours. Otherwise, vehicles of residents and their guests are to be parked in garages and driveways."

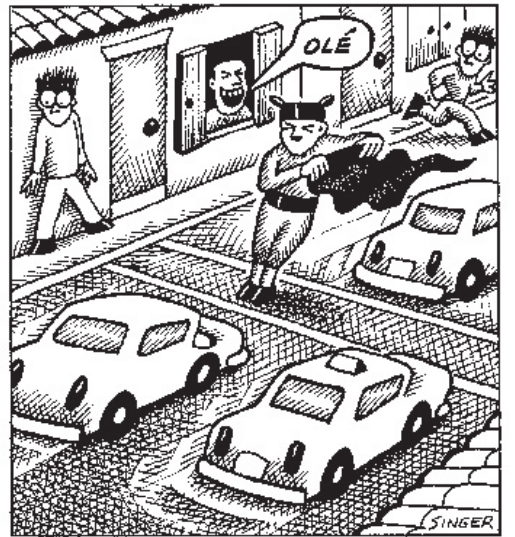
 Your HOA board members frequently receive complaints about people who use Sanctuary streets for parking. Are they complaining about your parking habits?

## Holiday Decorations

Ah, the Holidays! It seems as though Christmas decorations in the stores are going up earlier and earlier every year.

This is a good time to remind you that even though you also may be getting the holiday spirit earlier, your Covenants have just a little "bah, humbug!" to throw at you.

NO EXIT © Andy Singer



RUNNING OF THE CARS

Again, in "Exhibit B, Section 9. Holiday Decorations":

"Outdoor holiday decorations may be displayed no more than thirty (30) days before the respective holiday and must be removed within twenty (20) days after the respective holiday."

Thirty days before Christmas is an easy-to-remember November 25. If you're anxious to get your decorations up, that Sunday will be a good way to work off your Thanksgiving dinner. ❄️





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# KIT KAT

YOU  
BELONG  
WITH  
ME



[WWW.MYSPACE.COM/OFFICIALKITKAT](http://WWW.MYSPACE.COM/OFFICIALKITKAT)

## Activities

### Breakfast with Santa

Join us with your little ones for this event on December 8th. Bring your camera. There will be two sessions. Call the office to sign up for 9am or 10:30am. Space is limited so be sure to call. **YOU WILL NEED TO BRING SANTA A WRAPPED**



GIFT WITH YOUR CHILDS NAME ON IT. DROP OFF GIFT AT OFFICE. Refreshments served.

### Bunco

If you are interested in playing Bunco, call the office.

### Golf

Info for scramblers on website.

### Scrapbooking

Fridays, IX a month @ 6:30pm. Call Jill for details and dates at 407-810-5695.

## Special Event: Live Concert

Come join us by the pool for live music, food and drinks by Kit Kat, one of our very own Sanctuary residents. The concert will be held on Saturday, January 12, 2008, 6:30 - 8:30 p.m. Rain Date: Saturday, January 19, 6:30 - 8:30pm. Limited seats available, so please RSVP early by calling the Sanctuary office at 407-971-9749. Deadline to reserve a seat is no later than Saturday, January 5, 2008. ❄

## Past Events



@ The Sanctuary

## Fall Festival 2007

The Sanctuary Homeowners held its second annual Fall Festival Saturday, October 27th. Even though it rained most of the day, we had a good turn out. Residents had a great time with games, face painting, sculptured balloons, crafts and food. Raffles were held and many prizes given away.

We thank and acknowledge the businesses that contributed prizes, as well as the food vendors who weathered the rain.

The Fall Festival Committee should be congratulated on a successful event. We look forward to great weather at next year's event.

Continued on page 5

# The Sanctuary 2007 Fall Festival



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# Comedy Corner

A few witty one-liners to impress your friends:

I wondered why the baseball was getting bigger.

Then it hit me.

He stayed up all night wondering where the sun had gone. Then it dawned on him.

Police were called to a daycare where a three-year-old was resisting a rest.

Did you hear about the guy whose whole left side was cut off? He's all right now.

To write with a broken pencil is pointless.

When fish are in schools they sometimes take debate.

*"Real generosity is doing something nice for someone who will never find out."*

– Frank A. Clark

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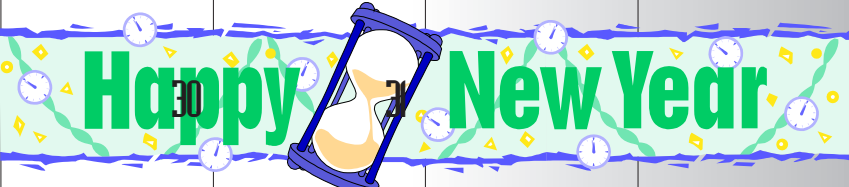
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MOBILE SERVICE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
DECEMBER	<b>MERRY CHRISTMAS</b>						1
	2 <i>First Sunday of Advent</i>	3	4 <i>Chanukah begins at sundown</i>	5	6	7	BREAKFAST WITH SANTA 9 & 10:30am
	9	10	11	12	13 7pm ..... ARB	14	15
	16	17	18	19	20 6:30pm . OPEN FORUM 7pm ..... BOD	21	22
23	24 <i>Christmas Eve</i>	25 <i>Christmas Day</i> OFFICE CLOSED	26 <i>Kwanzaa begins</i>	27	28	29	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
JANUARY	30 <i>New Year's Eve</i>	31 <i>New Year's Day</i> HOA DUES due OFFICE CLOSED	1	2	3	4	5
	6 <i>Epiphany</i>	7	8	9	10 7pm ..... ARB	11	12 KITKAT CONCERT 6:30-8:30pm
	13	14 <i>Martin Luther King, Jr. Day</i>	15	16	17 ANNUAL BOARD MEETING 6:30pm	18	19 RAIN DATE KITKAT CONCERT
	20	21	22	23	24	25	26
	27	28	29				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
FEBRUARY	<i>St. Valentine</i>						1 <i>Groundhog Day</i>
	3	4	5	6	7	8	9
	10	11 <i>Lincoln's Birthday</i>	12	13	14 <i>Valentine's Day</i> 7pm ..... ARB	15	16
	17 <i>President's Day</i>	18	19	20	21 6:30pm . OPEN FORUM 7pm ..... BOD	22 <i>Washington's Birthday</i>	23
	24	25	26	27	28	29	

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## You are Invited to Join Us!

The Monthly Association Board Meetings will be held on the third Thursday of each month. Open Forum at 6:30pm, Board of Directors 7pm.



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

Please pick up after your pet. Not only is it a health issue, you will be fined. The City of Oviedo can levy a fine of \$50 when you get caught. We urge you to just pick up. For more info: <http://www.seminolecountyfl.gov/dps/ansrvs/ordinances.asp> or call Dept. of Public Safety, Animal Services Division @ 407-665-5110. Also: [www.seminolepublicsafety.org](http://www.seminolepublicsafety.org).

## 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.

## Reserve the Clubhouse for Private Parties.

You, as a homeowner, can reserve the Clubhouse for parties. There is a \$50 charge for rental and a \$100 security deposit. Maximum of 25 people. Rental for residents only. Please call 407-971-9749 to reserve.

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### Quarterly Publication

Size 1x Annual  
Business Card ..... \$35 .... \$125  
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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.

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