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# TODAY'S NEWS

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Tohoqua Community | August Newsletter

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## Resident's Club

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Hours of Operation:

### Management Office\*

Opened Monday - Friday  
10:00 am - 4:00 pm

### Tohoqua Pool

Opened Daily  
7:00 am - 8:00 pm

### Tohoqua Fitness Center

Opened Daily  
4:30 am - 11:00 pm

### Tohoqua Tennis Courts and Playground

Opened Daily  
7:00 am - 8:00 pm

\* By appointment preferred.  
Appointments may be  
accommodated  
outside of the posted schedule.



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**“ The future belongs to those who  
prepare for it.”  
-Malcolm X-**

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Tohoqua Master Association, Inc. (407) 841-5524  
Marcia Calleja, Ext. 108 / [Mcalleja@gmscfl.com](mailto:Mcalleja@gmscfl.com)  
Larissa Diaz, Ext. 123 / [Ldiaz@gmscfl.com](mailto:Ldiaz@gmscfl.com)  
Chris Horter, Ext. 137 / [Chorter@gmscfl.com](mailto:Chorter@gmscfl.com)

**Community Events in August**

**Board of Supervisor's Meeting**  
**Wednesday, August 3, 2022**  
**9:00 am**

**The Residents Club Clubhouse**

For a copy of the meeting agenda, please refer to the CDD website, [tohoquacdd.com](http://tohoquacdd.com), a week in advance of the meeting or contact Larissa Diaz at [ldiaz@gmscfl.com](mailto:ldiaz@gmscfl.com). Please note that association business is NOT discussed at the CDD meetings. Any questions or inquiries can also be emailed to [ldiaz@gmscfl.com](mailto:ldiaz@gmscfl.com)

**2022 Back-to-School  
Sales Tax Holiday**

Consumers can purchase qualifying back-to-school supplies exempt from tax during the 2022 Back-to-School Sales Tax Holiday. The sales tax holiday extends until Sunday, August 7. For a list of supplies, go to: [https://floridarevenue.com/taxes/tips/Documents/TIP\\_22A01-08.pdf](https://floridarevenue.com/taxes/tips/Documents/TIP_22A01-08.pdf)

**Events Scheduled  
for September**

- Beer, Wine & Cheese
- Tohoqua's Anniversary
- Food Truck Social
- Marco's Pizza Homeowners Appreciation Day

**Back to School  
Bubble Party**  
**Thursday, August 4**  
**5:30 pm - 7:30 pm**  
**Residents Club  
Clubhouse  
Parking Lot**

Tohoqua students, what a better way to kick-off the school year than with bubbles? Don't miss the fun! All ages are welcomed! No RSVP required.

**Food Truck Social**  
**Tuesday, August 16**  
**5:00 pm - 8:00 pm**  
**Residents Club Clubhouse**

Join your neighbors at the Resident's Club to enjoy some great company and delicious eats! Cash & credit cards accepted.

**International Dog Day**  
**Friday, August 26**  
**5:00 pm - 6:00 pm**  
**Residents Club  
Clubhouse**

Bring your furry friend to the Clubhouse for a surprise!

**Marco's Pizza  
Homeowners  
Appreciation Day**  
**Wednesday, August 31**

**3:00 pm - 10:00 pm**

**25% OFF** any pizza

Carry-out or Delivery!

**Phone:** (321) 250-9000

**Online:** [www.marcos.com](http://www.marcos.com)

**Address:** 1724 Chaps Place,  
Kissimmee, FL 34744

**Code: TOHO25**

**Osceola County  
2022-2023 School Calendar**

[https://www.osceolaschools.net/site/handlers/filedownload.ashx?](https://www.osceolaschools.net/site/handlers/filedownload.ashx?moduleinstanceid=6295&dataid=84253&fileName=2022-23_SCHOOL_CALENDAR_Bd_Approved_10.5.21_V2.pdf)

[moduleinstanceid=6295&dataid=84253&fileName=2022-23\\_SCHOOL\\_CALENDAR\\_Bd\\_Approved\\_10.5.21\\_V2.pdf](https://www.osceolaschools.net/site/handlers/filedownload.ashx?moduleinstanceid=6295&dataid=84253&fileName=2022-23_SCHOOL_CALENDAR_Bd_Approved_10.5.21_V2.pdf)





# Fun in July

## Independence Day Celebration





# Summer Kids Arts & Crafts





## Thrive Thursday Thursday, August 4, 2022 6:30 pm - 7:30 pm FREE!

Hopkins Park  
620 E. 17th Street  
St. Cloud, FL 34769

From healthy cooking demos to the perfect exercise routine! Pre-registration is encouraged.

For more information, <https://www.stcloudfl.gov/Calendar.aspx?EID=4398>

## Back-2-School Bash! Saturday, August 6, 2022 10:00 am - 2:00 pm FREE!

Hopkins Park  
620 E. 17th Street  
St. Cloud, FL 34769

Games, bounce house, school supplies and more!  
For more information, call (407) 957-7243.

## Homeschool Open House Friday, August 12, 2022 1:00 pm - 3:00 pm FREE!

Chris Lyle Aquatic Center  
2991 17th Street  
St. Cloud, FL 34769

Learn about Homeschool programs, meet the staff, participate in class demos and meet other homeschoolers from your community. Don't forget to bring your swimsuit & towel. Pre-registration is required. Registration closes on August 11 at 5:— pm. For more information, click on <https://webtrac.stcloud.org/wbwsc/webtrac.wsc/iteminfo.html?Module=AR&FMID=9681778>

## Adult Movie Matinee (18+ years old) FREE!

12:30 pm - 4:00 pm  
St. Cloud Community Center  
3101 17th Street  
St. Cloud, FL 34769

Feature Movie: "The Irishman"  
(407) 957-7243

## Tohoqua CDD

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- All residents, no exception, must bring their **access cards** to enter the amenity center. Onsite management staff is not allowed to open the gates for them. Have you lost or damaged your card? Please contact us for a replacement.

### IMPORTANT POOL REMINDERS:

- You must have your **access cards** at all times while visiting the amenity facility.
- **NO** glass containers or alcoholic beverages are allowed at or in the pool.
- **NO** food or drink inside the pool.
- **NO** smoking in the pool area.
- Radios, tape players, CD players, MP3 players and televisions are **NOT** permitted unless they are personal units equipped with **HEADPHONES** or for scheduled activities.
- A maximum of **4** guests allowed per household.
- Must be **at least 18 years old** to bring guests to the amenity facility.

Thank you!

## Tohoqua Master Association

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### Landscape Maintenance

A special edition has been emailed to the community. Contact Larissa Diaz at [ldiaz@gmscfl.com](mailto:ldiaz@gmscfl.com) if in need to receive a copy.

### Front Porch Screens

As a friendly reminder, **screen enclosing your front porch** is not allowed in the community.

Any modification or addition to the exterior of the home, **DRB Applications** must be submitted for Board's approval prior to completing the job.<sup>5</sup>

## Residences at Tohoqua Community Association, Inc. ("R.T.C.A.")

### Townhomes



**Hideaway Retractable Hose Reels - Submission and approval of a DRB Modification Application is required.**

**\*Hideaway retractable hose reels must match the exterior building color of the unit\***



**Portable hose reels must be stored within the Home when not in use.**

### Hoses -

The Tohoqua Master Association, Design Review Board ("DRB") has permitted townhome residents to submit a DRB application request for adding a hideaway retractable hose reel to the exterior of your townhome unit. The retractable hideaway hose reel must match the exterior wall color of the building.

- ▶ **Personal Property** - All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas (per the **Master Declaration for Tohoqua, Section 12.27**)

- ▶ **Maintenance by Owners** - All lots and Homes, including, without limitation, all lawns, landscaping, irrigation systems, driveways, walkways, and any property, structures, improvements and appurtenances not maintained by the Association shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of TOHOQUA by the record title owner of the applicable Lot.(per the **Master Declaration for Tohoqua, Section 11**)

If you have any further question about this matter, the governing documents or any other architectural matters, please contact the Tohoqua Master Association office at 407-841-5524, ext 108 or 137 and we will be happy to assist you.

## Community Friendly Reminders

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- **Community Ponds** - The ponds in the community are retention ponds. No swimming, fishing or boating is allowed.
- **Street Parking** - The Tohoqua Master Association kindly asks you to be courteous of your neighbors and park your cars in your garage or on your driveway. This applies for the residents and visitors.
- **Trash Cans** - As stated in the Design Review Manual, "all trash containers must be stored in the rear yard or garage and out of view of the street on non-collection days. Garbage cans and trash containers shall not be placed outside the home for pick-up earlier than 7:00pm on the day preceding the pick-up and shall be removed the day of pick-up". Please discontinue leaving the trash receptacles in public view on non-collection days and follow the schedule as stated in the community declaration. Also, trash cans cannot be placed directly in the crosswalks, in the pedestrian path ways. As a friendly reminder, trash pickup days are:

**Tuesdays:** Trash (Brown)  
**Wednesdays:** Yard (Green)  
**Fridays:** Recycling (Blue)

**THANK YOU FOR YOUR  
COOPERATION!**

- **Lock Box** - In need to make an assessment or event payment or submit a DRB Application and can't make it to the onsite management office? For your convenience, a lock box was installed in the fitness center which opens daily from 4:30 am until 11:00 pm.



- **Community/Builder Dumpsters** - Residents may NOT use the community/builder dumpsters for their bulk trash. This includes any building materials from resident contractors.

Please be advised that this is considered illegal dumping and is punishable by law. Under Florida State Statute 403.413, it is illegal to dump, discard, place, throw, dispose, or deposit any rubbish, waste, or trash onto any property (private or public) without consent. Fines associated with Felony Littering can cost an offender anywhere between \$100 - \$500.

For residential bulk trash pick up, please visit the City of St. Cloud Waste Management website at: [www.stcloud.org/1742/Solid-Waste](http://www.stcloud.org/1742/Solid-Waste)

Bulk Pick up in Tohoqua is scheduled for Wednesdays.

## DRB Applications

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Installing solar panels, water softener/filter, satellite dishes, gutters and downspouts, building a pool or spa, screen enclosing your existing lanai? Adding a trash can pad? You will need to submit a...

### **DRB MODIFICATION APPLICATION**

Installing a fence and need to know the type of fence material and dimensions based on your lot? You will need to submit a...

### **DRB FENCE APPLICATION**

Planning to replace your existing landscape material, add new plants and/or remove the mulch and replace it with rocks?

Questions with guidelines or in need of a copy of the community's approved plant list? You will need to submit a...

### **DRB LANDSCAPE APPLICATION**

As a friendly reminder, all modifications/additions to the exterior (front, side and rear) of the home requires a DRB application approval from the Board *prior* to the job being scheduled and completed.

For a copy of a DRB Application, guidelines and the community's approved plant list, please contact Marcia Calleja at [Mcalleja@gmscfl.com](mailto:Mcalleja@gmscfl.com) or Larissa Diaz at [Ldiaz@gmscfl.com](mailto:Ldiaz@gmscfl.com).



**Be respectful and  
courteous with your  
neighbor.**

**Pick up after your dog.**



## Tohoqua Pool Friendly Reminders

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The Pool is Opened Daily:

**7am - 8pm (March - September)**

7am - 6pm (October - February)

*(The pool hours are established on the fact that the pool is permitted for daytime swimming only; Daylight Savings is also considered)*

- Please remember that anyone under the age of fifteen (15) is not permitted in the pool without an adult.
- Please refer to the General Swimming Pool Rules from the Tohoqua Community Development District Amenity Facilities Policies for an overview of the amenity's guidelines.

If any questions, you can contact Marcia Calleja at (407) 841-5524, ext. 108 or at [mcalleja@gmscfl.com](mailto:mcalleja@gmscfl.com) or Larissa Diaz at ext. 123 or [Ldiaz@gmscfl.com](mailto:Ldiaz@gmscfl.com).

**Thank you!**

**\*Dogs are not allowed at the pool or in the Residents Club.  
(\*excludes service dogs)**

**(The CDD strongly recommends that kids wear water shoes while in the pool.)**



### **IMPORTANT REMINDERS:**

- You must have your access cards at all times while visiting the amenity facility.
- NO glass containers or alcoholic beverages are allowed at or in the pool.
- NO food or drink inside the pool.
- NO smoking in the pool area.
- Radios, tape players, CD players, MP3 players and televisions are NOT permitted unless they are personal units equipped with HEADPHONES or for scheduled activities.

## Important Information and Numbers

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**-Tohoqua Master Association, Inc.**

**-The Residences at Tohoqua Community Association, Inc.**

**-The Tohoqua Reserve Homeowners Association, Inc.**

*(Mailing address: 6200 Lee Vista Blvd., Suite 300, Orlando, FL. 32822)*

(407) 841-5524

**Marcia Calleja**

Ext. 108 / [mcalleja@gmscfl.com](mailto:mcalleja@gmscfl.com)

**Larissa Diaz**

Ext. 123 / [ldiaz@gmscfl.com](mailto:ldiaz@gmscfl.com)

**Chris Horter**

Ext. 137/ [chorter@gmscfl.com](mailto:chorter@gmscfl.com)

**City of St. Cloud**

(407) 957-7300

[www.stcloud.org](http://www.stcloud.org)

**City of St. Cloud Waste Management**

(407) 957-7289

[www.stcloud.org/1742/Solid-Waste](http://www.stcloud.org/1742/Solid-Waste)

**Tuesday** - Trash

**Wednesday** - Yard waste and large item pick-up  
(excludes townhomes)

**Friday** - Recycling

**City of St. Cloud Water Utilities**

(407) 957-7344

[www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities)

**Kissimmee Utility Authority Electric**

(407) 933-7777

[www.kua.com](http://www.kua.com)

**Tohoqua CDD**

[www.tohoquacdd.com](http://www.tohoquacdd.com)

**U.S. Post Office**

**(2600 Michigan Ave, Kissimmee)**

(407) 846-0999

[www.usps.com](http://www.usps.com)

**Osceola County Website**

[www.osceola.org](http://www.osceola.org)

**Osceola County Tax Collector**

(407) 742-4000

[www.osceolataxcollector.com](http://www.osceolataxcollector.com)

**Osceola County Property Appraiser**

(407) 742-5000

[www.property-appraiser.org](http://www.property-appraiser.org)

**St. Cloud Police Department**

**Non-Emergency Number**

(407) 891-6700

**Mattamy Warranty Department**

[orlando.service@mattamycorp.com](mailto:orlando.service@mattamycorp.com)

**Lennar Warranty Department**

[www.mylennar.com](http://www.mylennar.com)

**Pulte Warranty Department**

[orlando.Warranty@Pulte.com](mailto:orlando.Warranty@Pulte.com)

