

TODAY'S NEWS

Tohoqua Community | July Newsletter

Resident's Club

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.



Fireworks of any kind are not permitted anywhere at or near the Resident's Club or any other common area within the Tohoqua Community.

**“ May we think of freedom, not as the right to do as we please, but as the opportunity to do what is right.”
-Peter Marshall-**

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

Tohoqua Community Development District

The **Board of Supervisor's Meeting** scheduled for Wednesday, July 6, 2022 at 9:00 am at the Residents Club Clubhouse has been cancelled.

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 begins Monday, July 25 and extends through Sunday, August 7. For a list of supplies, go to: https://floridarevenue.com/taxes/tips/Documents/TIP_22A01-08.pdf

Events Scheduled for August

- Back to School Bubble Party
- Food Truck Social
- International Dog Day
- Marco's Pizza Homeowners Appreciation Day

Community Events in July

Independence Day Celebration

Saturday, July 2
12:00 pm - 2:00 pm
Pool at the Residents Club Clubhouse

Join us for the celebration! We will have live music and a food truck.

Summer Kids Paint Party

Wednesday, July 13
4:00 pm - 5:30 pm
Residents Club Clubhouse

Ages: 5 - 12/\$10 per painter
Limited to 24 participants.
RSVP with child's name, home address and age to ldiaz@gmscfl.com RSVP and payment are due by Friday, July 8th.

Feature Painting: Surf Boards



Food Truck Social

Tuesday, July 19
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.

Marco's Pizza Homeowners

Appreciation Day
Wednesday, July 27
3:00 pm - 10:00 pm

25% OFF any pizza
Carry-out or Delivery!

Phone: (321) 250-9000

Online: www.marcos.com

Address: 1724 Chaps Place,
Kissimmee, FL 34744

Code: TOHO25

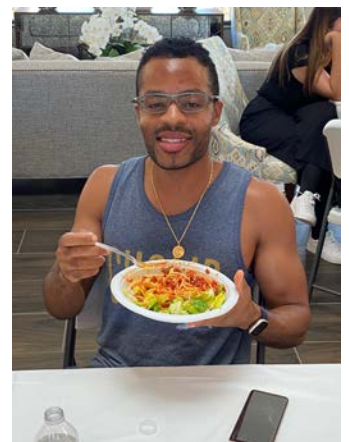
Summer Mexican Feast

Thursday, July 28
5:30 pm - 7:30 pm
Residents Club Clubhouse

Craving delicious Mexican food? \$10 (10+ years old) / \$5 (under 10) Menu: chicken and steak fajitas, soft tortillas, Mexican yellow rice, beans, lettuce, sour cream, pico de gallo & guacamole and a choice of water or soft drink. RSVP with your family's last name, home address, amount of participants and child's age. RSVP and payment are due on Monday, July 25th to ldiaz@gmscfl.com

Fun in June

Summer Spaghetti Feast



Father's Day Continental Breakfast & Crafts



Monumental 4th of July Event

Monday, July 4, 2022

5:00 pm (Fireworks at 9:00 pm)

Kissimmee Lakefront Park
101 Lakeshore Boulevard

Live music, food trucks, KUA Kid's Zone and beverage concessions.

For more information, call (407) 518-2364

4th of July Celebration

Monday, July 4, 2022

5:00 pm (Fireworks at 9:00 pm)

St. Cloud Lakefront Park
1104 Lakeshore Boulevard

Live music, food trucks, vendors, beer garden, games & prizes, kid's zones and local businesses.

Thrive Thursday

Thursday, July 7, 2022

6:30 pm - 7:30 pm

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

From healthy cooking demos to the perfect exercise routine, attend to find the best path to a healthier and happier you! Sponsored and facilitated by Help Against Hunger East Osceola. These free classes are held the first Thursday of every month. Pre-registration is encouraged.

Summer Kids' Flick

(ages 12 and under)

FREE!

10:30 am

St. Cloud Community Center
3101 17th Street

St. Cloud, FL 34769

Tuesday, June 14th: "Luca"

Tuesday, July 12th: "Oliver & Company"

Tuesday, July 19th: "Soul"

Tuesday, July 26th: "Brave"

For more information, you can call
(407) 957-7243.

Tohoqua CDD

- A new **bike rack** was installed near the park on Cross Prairie Parkway and Tohoqua Boulevard.



- Please do not tie or leave unattended dogs at the tennis court fence or any other areas of the amenity facility.
- Use the provided trash cans for paper towels in the pool/gym's restrooms. Throwing paper towels in the toilet causes them to get clogged. Your cooperation is appreciated.

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.

Thank you!

Tohoqua Master Association

Water Softener/Filter

Installation of a water softener/filter requires approval from the Design Review Board *prior* to installing it. What do I need to do if interested in installing a water softener/filter?

- Completely fill out and sign a DRB Modification Application.
- Provide a copy of the marked Survey of your lot indicating the proposed location of the softener/filter.
- Pictures and specification, including size, need to be submitted.
- How will it be screened from view? You will need to specify plant material that will be used.

Need a DRB Modification Application and/or the association's approved plant list? Contact Larissa Diaz at Ldiaz@gmscfl.com and she will email you one. Also, hard copies are available at the onsite management office. Office hours are Monday - Friday from 10am to 4pm.

Prohibited Vehicles

As stated in Section 12.4.3, *no commercial vehicle, limousine, recreational vehicle, all-terrain vehicles (ATV), boat (or other watercraft), trailer, including without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within TOHOQUA except in the garage of a Home. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas.*

Unleashed Dogs

The Tohoqua Master Association has received several complaints about dogs not being on a leash. Please note that when walking your dog, it must be kept on a leash the entire time.

If, at any time, you feel threatened or in danger due to an unleashed dog, you are encouraged to contact the St. Cloud Police Department at (407) 891-6700. If it is an emergency, feel free to dial 911.

We ask for courtesy to your neighbors by maintaining your loved furry friend on a leash. Furthermore, it is a requirement per Section 12.2 of the Master Declaration, **All pets shall be walked on a leash. No pet shall be permitted outside a home unless such pet is kept on a leash or within an enclosed portion of the lot.**

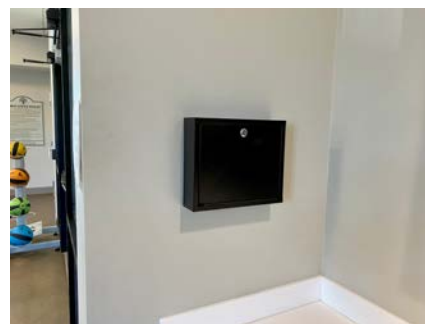
Community Friendly Reminders

- **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

Bulk Pick up in Tohoqua is scheduled for Wednesdays.

Frequently Asked Questions

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 or Larissa Diaz at Ldiaz@gmscfl.com.



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

Pick up after your dog.

Tohoqua Pool Friendly Reminders

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 or Larissa Diaz at ext. 123 or 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

-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

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Ext. 108 / mcalleja@gmscfl.com

Larissa Diaz

Ext. 123 / ldiaz@gmscfl.com

Chris Horter

Ext. 137/ chorter@gmscfl.com

City of St. Cloud

(407) 957-7300

www.stcloud.org

City of St. Cloud Waste Management

(407) 957-7289

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

Kissimmee Utility Authority Electric

(407) 933-7777

www.kua.com

Tohoqua CDD

www.tohoquacdd.com

U.S. Post Office

(2600 Michigan Ave, Kissimmee)

(407) 846-0999

www.usps.com

Osceola County Website

www.osceola.org

Osceola County Tax Collector

(407) 742-4000

www.osceolataxcollector.com

Osceola County Property Appraiser

(407) 742-5000

www.property-appraiser.org

St. Cloud Police Department

Non-Emergency Number

(407) 891-6700

Mattamy Warranty Department

orlando.service@mattamycorp.com

Lennar Warranty Department

www.mylennar.com

Pulte Warranty Department

orlando.Warranty@Pulte.com

