

TODAY'S NEWS

Tohoqua Community | June 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.



**“ To the world, you are a dad. To
our family you are the world.”**
-Unknown-

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

Board of Supervisor's Meeting
Wednesday, June 1, 2022
9:00 am

The Residents Club Clubhouse

For a copy of the meeting agenda, please refer to the CDD website, tohoquacdd.com, a week in advance of the meeting or contact Larissa Diaz at 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



First Day of Summer

Tuesday, June 21st

Hurricane season begins June 1, 2022 and the state of Florida has approved a **Disaster Preparedness Sales Tax Holiday from May 28 - June 10, 2022**. During that period, you can stock up on **qualifying disaster preparedness supplies exempt from sales tax**.

For more information, and a list of qualifying items, please see the <https://www.flsenate.gov/Media/PressRelease/Show/4133>

Community Events in June

Summer Spaghetti Feast
Thursday, June 16
5:30 pm - 7:30 pm
Residents Club Clubhouse

Not feeling like cooking on a Thursday? We've got you! \$5 (10+ years old / \$3 under 10)
Menu: Garden Salad, Spaghetti with Meat Sauce and a choice of water or soft drink. RSVP with your family's last name, home address, amount of participants and age. RSVP and payment are due on Monday, June 13th to ldiaz@gmscfl.com

Father's Day Continental Breakfast... and Crafts

Saturday, June 18
10:00 am - 12:00 noon
Residents Club Clubhouse

Join us with your child/children to enjoy a delicious continental breakfast. Children will work on crafts as a gift for their dad. RSVP with your last name, home address, amount of fathers and children by Tuesday, June 14th to ldiaz@gmscfl.com



Food Truck Social
Tuesday, June 21

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, June 29

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

Events Scheduled for July

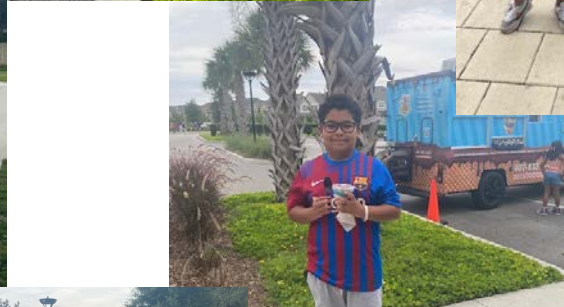
- Independence Day Celebration
- Summer Kids Arts & Crafts
- Food Truck Social
- Marco's Pizza Homeowners Appreciation Day
- Summer Mexican Feast

Fun in May

Mother's Day Paint, Sip & Swirl



End of School Year Ice Cream Social



Hurricane Preparedness

Before the Hurricane

- Assembling an emergency preparedness kit.
- Creating a household evacuation plan that includes your pets. (<https://www.redcross.org/get-help/how-to-prepare-for-emergencies/make-a-plan.html>)
- Staying informed about your community's risk and response plans.
- Ensuring each family member knows how to get back in touch if you are separated during an emergency.
- Download the Emergency App for iPhone or Android.
- Listen to local area radio, NOAA radio or TV stations for the latest information and updates.
- Be prepared to evacuate quickly and know your routes and destinations. Find a local emergency shelter.
- Check your emergency kit and replenish any items missing or in short supply, especially medications or other medical supplies. Keep it nearby.

• **Protecting Your Home:**

- Protect windows with permanent storm shutters or invest in one-half inch marine plywood that is pre-cut to fit your doors and windows.
- Identify a place to store lawn furniture, toys, gardening tools and trash cans (away from stairs and exits) to prevent them from being moved by high winds and possibly hurting someone.
- Clear loose and clogged rain gutters and downspouts to prevent flooding and unnecessary pressure on the awnings.
- Remember that standard homeowners insurance doesn't cover flooding but flood insurance does.

Emergency Preparedness Kit

At a minimum, you should have the basic supplies listed below:

1. Water: one gallon per person, per day (3-day supply for evacuation, 2-week supply for home)
2. Food: non-perishable, easy-to-prepare items (3-day supply for evacuation, 2-week supply for home)
3. Flashlight
4. Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)
5. Extra batteries
6. First aid kit
7. Medications (7-day supply) and medical items
8. Multi-purpose tool
9. Sanitation and personal hygiene items
10. Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)
11. Cell phone with chargers
12. Family and emergency contact information
13. Extra cash
14. Emergency blanket
15. Map(s) of the area

Consider the needs of all family members and add supplies to your kit:

- Medical supplies (hearing aids with extra batteries, glasses, contact lenses, syringes, etc)
- Baby supplies (bottles, formula, baby food, diapers)
- Games and activities for children
- Pet supplies (collar, leash, ID, food, carrier, bowl)
- Two-way radios
- Extra set of car keys and house keys
- Manual can opener

Hurricane Preparedness (Cont.)

Additional supplies to keep at home or in your survival kit based on the types of disasters common to your area:

Whistle, N95 or surgical masks, Matches, Rain gear, Towels, Work gloves, Tools/supplies for securing your home, Extra clothing, hat and sturdy shoes, Plastic sheeting, Duct tape, Scissors, Household liquid bleach, Entertainment items, blankets or sleeping bags.

During the Hurricane

Staying Safe During a Hurricane:

- Stay indoors.
- Don't walk on beaches, riverbanks or in flood waters.
- Use flashlights in the dark if the power goes out. Do NOT use candles.
- Continue listening to local area radio, NOAA radio or TV stations for the latest information and updates.
- Avoid contact with floodwater. It may be contaminated with sewage or contain dangerous insects or animals.
- Turn off the power and water mains if instructed to do so by local authorities.

Staying Safe Outdoors:

- Don't walk, swim or drive through floodwater. Just six inches of fast-flowing water can knock you over and two feet will float a car.
- If caught on a flooded road with rapidly rising waters, get out of the car quickly and move to higher ground.
- Don't walk on beaches or riverbanks.
- Don't allow children to play in or near flood water.
- Avoid contact with floodwater. It may be contaminated with sewage or contain dangerous insects or animals. Stay out of areas subject to flooding. Underpasses, dips, low spots, canyons, washes, etc. can become filled with water.

After the Hurricane

- Let friends and family know you're safe - Register yourself as safe on the Safe and Well website.
- If evacuated, return only when authorities say it is safe to do so.
- Continue listening to local news or a NOAA Weather Radio for updated information and instructions.
- Stay alert for extended rainfall and subsequent flooding.

Returning Home Safely

Stay out of any building that has water around it.

Keep away from loose or dangling power lines. Report them immediately to the power company.

Follow these tips for inspecting your home's structure and utilities & systems after a hurricane.

Take pictures of home damage, both of the buildings and its contents, for insurance purposes.

Cleaning and Repairing Your Home

- Wear protective clothing, including rubber gloves and rubber boots, and be cautious when cleaning up.
- Learn more about how to clean up after a hurricane, including the supplies you'll need, how to deal with contaminated food and water, and how to repair water damage.
- Don't just repair your home, build in hurricane-resistant features to help protect against future storms:
- Secure double entry doors at the top and bottom.
- Strengthen garage doors to improve wind resistance, particularly double-wide garage doors.

For more information on hurricane safety:

www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/hurricane#About

Fun in the Cities

Kissimmee Edu Expo

Saturday, June 4, 2022

10:00 am - 6:00 pm

Osceola Heritage Park

1875 Silver Spur Lane

Kissimmee, FL 34744



The KISSIMMEE EDU EXPO is an educational family event where educational and motivational lectures will be offered in preparation for the new school, college and university year in August 2022.

For more information, click on [https://
www.experiencekissimmee.com/events/kissimme-
edu-expo](https://www.experiencekissimmee.com/events/kissimme-<u>edu-expo</u>)

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, June 21st: "All Dogs Go To Heaven"

Tuesday, June 28th: "Raya and the Last Dragon"

For more information, you can call

(407) 957-7243.



Juneteenth Movie in the Park

Sunday, June 19, 2022

7:30 pm - 10:00 pm

Hopkins Park

620 E. 17th Street

St. Cloud, FL 34769



Grab the chairs and/or blankets and bring the family for an evening of cinema, food and fun!

For more information, you can call

(407) 957-7243.

Tohoqua CDD

- A new **doggie pot** was installed by the CBU's on Cross Prairie Parkway.



- Want to promote your services or business? A new acrylic business card holder has been placed on the gym's counter and the front desk at the Residents' Club. Feel free to drop your business cards. Please be courteous and only use one slot.



- No overnight parking allowed at residents club parking lot.

Tohoqua Master Association

Garage Doors and Screens

As stated in Section 12.15 Garages of the Master Declaration for Tohoqua, *garage doors shall remain closed at all times except when vehicular or pedestrian access is required.* Also, as stated in the Garages and Garage Doors section of the Design Review Manual, *screen garage doors are prohibited.*

Blocking the Sidewalks

Section 12.4.1 Parking of the Master Declaration for Tohoqua states *owner's vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Tohoqua or a Lot except on the surfaced parking area thereof.* To keep a safe environment for the community's children to play and ride their bikes, please refrain from parking/blocking the community's sidewalk. However, feel free to report any sidewalk or street concerns on the following website:

<https://www.stcloudfl.gov>

Personal Trash

Residents have been observed using the below pictured areas to dispose of their personal trash. The area is located off of Blowing Breeze Avenue next to the townhomes. Please note that dumping onto construction sites is illegal. We ask that if you, someone in your household or your vendor is involved, you may be sited for trespassing and should discontinue immediately. None of the common areas nor any of the construction sites may be used to dispose of any trash or debris. Your cooperation is appreciated.



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:

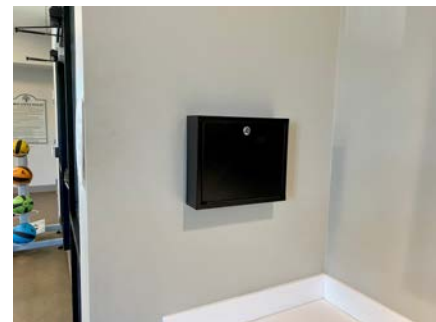
Tuesdays: Trash (Brown)

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

Marcia Calleja

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

