

TODAY'S NEWS

Tohoqua Community | May 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.



**“ A mother is she who can take the
place of all others but whose place no
one else can take.”**

Cardinal Meymillod

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

Community Events in May

Board of Supervisor's Meeting
Wednesday, May 4, 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

In observance of Memorial Day, the Management Office for the Tohoqua CDD, The Tohoqua Master Association and The Residences at Tohoqua Community Association will be closed on Monday, May 30, 2022.

Soldiers, **THANK YOU** for everything that you do to keep our country safe!



Mother's Day Paint, Sip & Swirl
Friday, May 6
6:30 pm - 8:30 pm
Residents Club Clubhouse

Calling all Moms and Moms-to-be for a fun and kids-free paint pARTy! \$15 per painter. Limited to 20 painters. Bring your own bottle of wine to share; appetizers will be provided by the Tohoqua CDD. RSVP with your name, home address and amount of participants by Wednesday, May 4th to Ldiaz@gmscfl.com

Marco's Pizza Homeowners Appreciation Day
Wednesday, May 25
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



Food Truck Social
Tuesday, May 17

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.

End of School Year Ice Cream Social
Friday, May 27

6:00 pm - 8:00 pm

Residents Club Clubhouse

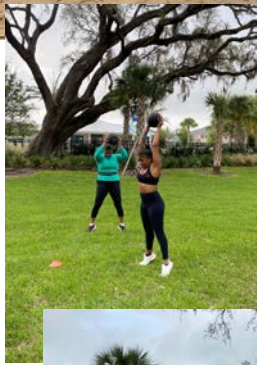
Students, celebrate the end of the 2021 - 2022 school year with a sundae! For Tohoqua residents only. Limited to the first 100 students (ages 5 - 18).

Events Scheduled for June

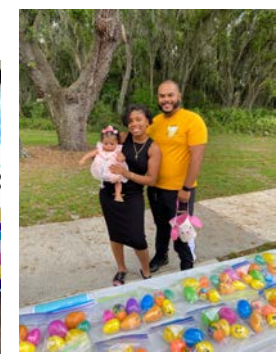
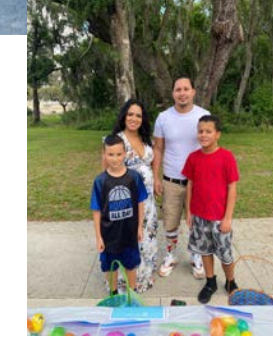
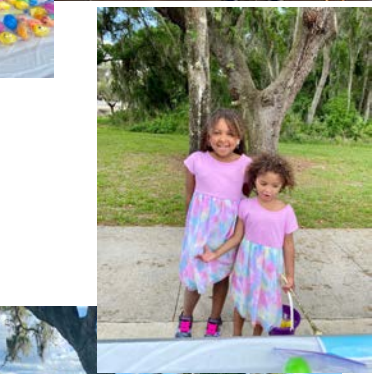
- Summer Spaghetti Feast
- Father's Day Continental Breakfast & Crafts
- Food Truck Social
- Marco's Pizza Homeowners

Fun in April

Health & Fitness Seminar



Happy Hoppo Easter



7th Annual Kissimmee Ford Cuban Sandwich Festival

FREE!

Sunday, May 1, 2022

12:00 pm - 6:00 pm

Kissimmee Lakefront Park

201 Lakeview Drive

For more information, you can call contact

vpadilla@hrfcc.org



Peghorn Homestead Picnic

Saturday, May 7, 2022

11:00 am - 1:00 pm

Peghorn Nature Park & Trail

2101 Peghorn Way

St. Cloud, FL 34769

Enjoy a *free* family event celebrating a lifestyle of self sufficiency. There will be live music, crafts, giveaways, local vendors, food trucks and more!

For more information, you can call

(407) 957-7243.



Bluegrass Jam

FREE!

Saturday, May 14, 2022

11:00 am - 1:00 pm

Peghorn Nature Park & Trail

2101 Peghorn Way

St. Cloud, FL 34769

For more information, you can call

(407) 957-7243.



Adult Movie Matinee

FREE!

(18+ years of age)

Wednesday, May 18, 2022

12:30 pm - 2:30 pm

St. Cloud Community Center

3101 17th Street

St. Cloud, FL 34769

Feature Movie: "My Cousin Vinny"



Tohoqua CDD

- **Tennis Courts** are exclusively to play tennis. We kindly ask that the fence is not used as a workout tool and soccer is not played in the court.
- For safety reasons, patrons and guests under 15 years of age are not permitted to use the **Fitness Center**, even if accompanied by an adult. Also, appropriate attire and footwear must be worn at all times.

Tohoqua Master Association

Landscape

During recent inspections, the association has noticed homes with lack of landscape maintenance. What am I responsible for as a single family home homeowner?:

- * **Grass** shall be maintained in a neat and appropriate manner and cannot exceed 5" high. This includes the right of way in front of your homes.
- * **Edging** of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.
- * All beds are to be weeded upon every cut. **Weeds** growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.
- * **Street trees rings** need to be mowed and maintained and must stay consistent with the original installation material, Cypress Brown mulch. Rocks, any other mulch material/color and light fixtures are not allowed.

Keeping the landscape on your home beautiful, not only helps the community look great but also helps with the value of your home.

Assessment Payment

Past due invoices are being circulated this week. To avoid late charges, payment must be received no later than Monday, May 9, 2022.

The Residences at Tohoqua Community Association

(Townhome Residents)

Annual Assessment

Quarter 2 payments were due on April 1, 2022. Payments made after April 10th will incur interest and late fees. Quarter 3 payment is due on July 1, 2022.

Dear Townhome Residents,

We have noticed several property landscapes throughout the community that have mild to severe mulch washouts in the plant beds. The RTCA is currently working with Paradise Lawns & Landscaping to correct all of the washouts found on townhome properties. To report or confirm a washout in your landscaping, feel free to contact Chris Horter (407) 841-5524, Ext 137 or via email chorter@gmscfl.com.

Mulch

The RTCA townhome mulching is scheduled to commence in the fall after the rainy season. A notification and official date will be provided to the townhome community residents when the time approaches.

Pressure Washing

The association is planning a community pressure cleaning service for all the townhome sidewalks and common areas, to be conducted in the fall after the rainy season. If you would like to pressure wash your property or walkways prior to the community cleaning, you may feel free to do so.

Design Review Board Applications/Violations

Every resident that purchases a home within the Tohoqua community is a member of the Tohoqua Master Association, Inc. Each resident that purchases a townhome unit is a member of two associations. The Tohoqua Master Association, Inc. and The Residences at Tohoqua Community Association, Inc.

The Tohoqua Master Association, Inc has a Design Review Board that reviews and makes determinations on all exterior modifications within the Tohoqua Community.

Alterations and Additions

In the Master Declaration for Tohoqua, Section 12.1 Alterations and Additions it states no material alteration, addition, or modification to a Lot or Home, or material change in the appearance thereof, shall be made without prior written approval thereof

being first had and obtained from the DRB as required by this Declaration.

When residents make any modification or add personal items to any portion of the exterior of their unit without having the required written approval from the DRB, they are in violation. Normal balcony or front porch furniture is an exception.

To be in compliance with your community documents please submit an application and obtain written approval from the DRB for, but not limited to, the following exterior modifications and additions:

Hoses & Holsters (Submit an application)

A retractable hose holder may be permitted but an application must be submitted and a written approval from the DRB is required prior to installation. (*Note. Retractable hose holder must match the exterior color scheme of the unit. Hoses should not be left unraveled on any portion of the property, when not in use.)

Lighting / String Lights / Security Cameras – (Submit an application)

The Design Review Board shall be responsible for determining in its sole discretion whether exterior lighting is an annoyance or unreasonably illuminates another Owner's property. Proposed replacement or additional fixtures must be compatible in style and scale with the applicants house. No exterior lighting or cameras will be directed outside of an Owner's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage, or other features. Low-voltage or solar-powered landscape lighting shall be consistent with street lighting, including low voltage floodlighting, is permitted so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No more than 10 lights per Lot are permitted without prior written approval from the DRB. (Page 8 & 9, Design Review Manual) (*Note- All wiring must be concealed from view or be painted to match the exterior color scheme of the townhome unit.)

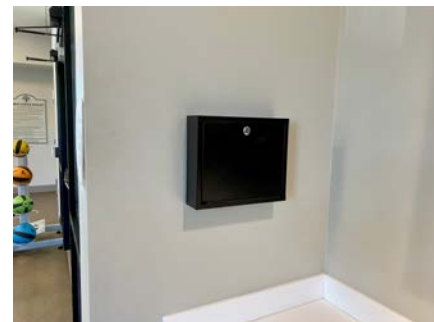
If you have installed any of the above items but have not submitted an application, please do so at the earliest convenience. A courtesy letter will be sent to all properties in violation as a reminder to submit a DRB application for items that require an approval.

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.
- **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.

- **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)



- **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.

**THANK YOU FOR YOUR
COOPERATION!**

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

