
TODAY'S NEWS

Tohoqua Community | September 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.



**“ Life starts all over again when it
gets crisp in the fall.”**
-F. Scott Fitzgerald-

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

September 2022 Newsletter

Community Events in September

Board of Supervisor's Meeting
Wednesday, September 7, 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
Labor Day, the
management office
for the Tohoqua
community will be
closed on **Monday,**
September 5, 2022.

First Day of Fall
Thursday,
September 22nd



Beer, Wine & Cheese
Thursday, September 1
6:30 pm - 8:30 pm
Residents Club
Clubhouse

*Adults only (21+)

*Bring your own beer or bottle
of wine to share.

*Light appetizers will be
provided by the Tohoqua CDD.
RSVP by Monday, August 29th
with your last name, home
address and amount of adults
to Ldiaz@gmscfl.com

Bye Bye Summer
Pool Bash

Saturday, September 17
11:00 am - 1:00 pm
Residents Club
Pool

There will be surprises!
For Tohoqua Residents only!
No RSVP required.

Food Truck Social
Tuesday, September 20
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.

Fall Garage Sale
Saturday, September 24
8:00 am - 3:00 pm

Gather those unwanted items
and get ready to earn some
extra cash! For guidelines and
more information, refer to flyer
that will be sent to the
community.

Marco's Pizza
Homeowners

Appreciation Day
Wednesday, September 28

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

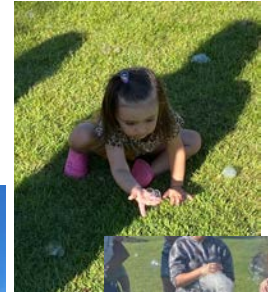
Events Scheduled for October

- Residents Vendor Fair
- Food Truck Social
- Empty Nesters Coffee Break
- Marco's Pizza Homeowners Appreciation Day

Fun in August

September 2022 Newsletter

Back to School Bubble Party



Classic Car Show and Cruise

Every Saturday

1:00 pm - 11:00 pm

Old Town Kissimmee

5770 W. Irlo Bronson Memorial Highway

Kissimmee, FL 34746

For more information, call (407) 396-4888.

Thrive Thursday

Thursday, September 1, 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>

Day Camp

Friday, September 23, 2022

7:30 am - 5:30 pm

Children 5 to 12 years old.

St. Cloud Civic Center

3001 17th Street

St. Cloud, FL 34769

\$35.00 per child, per day

Children 5 years old must be currently enrolled in Kindergarten.

For more information, call (407) 957-7299.

The Osceola Library System

Calendar of Events

<https://osceolalibrary.evanced.info/signup/Calendar>

Phone Number: (407) 742-8888

Email: thelibrary@osceolalibrary.org

Tohoqua Master Association

Outside Vendors

Vendors are telling homeowners that approval is not required or they have already got it from the HOA to install water filters, screen enclosures, solar panels, gutters and downspouts, etc. That information is inaccurate. All modifications/additions to the exterior of the homes require approval from the Board prior to completing the job. Also, the association's communication is directly with the homeowner, not the vendors.

Holiday Decorations

Owners may display a reasonable number of holiday decorations, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. Holiday decoration schedule for Tohoqua as follows:

- * **Fall:** residents can start decorating Fall items.
- * **Halloween:** no earlier than Friday, October 1, 2022.
- * **Thanksgiving:** no earlier than Tuesday, October 25, 2022.
- * **Christmas, New Year's and/or Religious Observance:** no earlier than Thursday, November 24th and removed no later than Saturday, January 21, 2023.



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



Notice of Late Assessments :

A late notice has been mailed to homeowners that are not up to date on their assessments. If payments are not received by September 6, 2022, late fees and interest will be added. Delinquent accounts are subject to collections.

Quarter 4 payments are due no later than October 1, 2022.

BANK COUPON BOOKLET

Booklets will have your account information and are sent via US mail directly from the bank at the beginning of each year.

WEBSITE

Pay online:

truist.com/payments

Press Pay Now or Enroll

ASSOCIATION OFFICE

Feel free to visit or contact the onsite association office if any questions.

Resident's Club Clubhouse
(407)-841-5524 Ext. 137



Pressure Washing/Mulch Service

Planning to be scheduled after rainy season.

October/November



Website

Please email chorter@gmscfl.com if you have not received your login information.



Pets

Pets should not be let outside of homes without a leash. All yards should be kept clear of waste left by pets, at all times.

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:

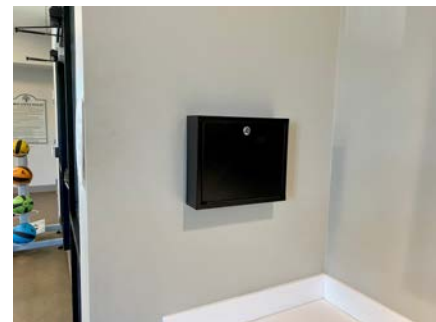
Tuesdays: Trash (Brown)

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.

DRB Applications

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

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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

