

TODAY'S NEWS

Tohoqua Community | October 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 - 6:00 pm

Tohoqua Fitness Center

Opened Daily
4:30 am - 11:00 pm

Tohoqua Tennis Courts and Playground

Opened Daily
7:00 am - 6:00 pm

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



**“ There is no season when such pleasant
and sunny spots may be lighted on, and
produce so pleasant effect on the feelings,
as now in October.”**

-Nathaniel Hawthorn-

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

October 2022 Newsletter

Community Events in October

Board of Supervisor's Meeting Wednesday, October 5, 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

Tohoqua Master Association

Board of Directors Meeting and Annual Membership Meeting

Friday, November 11, 2022
9:00 am by Zoom
(Stay tuned for more
information)

Tohoqua Reserve Homeowners Association

Board of Directors Meeting and Annual Membership Meeting

Friday, November 11, 2022
11:00 am by Zoom
(Stay tuned for more
information)

Residents Business Fair Saturday, October 15

11:00 am - 1:00 pm

Residents Club Walkway

Do you provide a service or sell a product and would like to promote it within your neighbors? Take advantage of this opportunity!

RSVP your spot by Monday,
October 10th to
Ldiaz@gmscfl.com

Food Truck Social Tuesday, October 18

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, October 26

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

Empty Nesters Social Gathering Wednesday, October 26 6:00 pm - 7:00 pm

Join your fellow empty nesters neighbors! RSVP by Monday, October 24th with your name, home address and amount of empty nesters to ldiaz@gmscfl.com

Save-the-Date! Holiday Party Saturday, December 3rd 6pm - 9pm Main Pool Tohoqua Residents Club

Events Scheduled for November

- Holiday Drive
- Fall Festival
- Movie Night
- Food Truck Social
- Marco's Pizza Homeowners Appreciation Day

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



As the holidays are creeping, we are looking forward to seeing all of your fun decorations! The R.T.C.A. kindly asks that you please be mindful when decorating your properties and only decorate on portions of your property that do not interfere with the weekly landscape services.

The Residences at Tohoqua Community Association, Inc. maintains the landscape of your townhome unit. In order for the landscape company to accurately maintain the areas, we ask residents to discontinue placing items in the lawns and pathways where the landscape company needs to maintain. Unfortunately, along the pathway and in the grass portions they need to put their mower, edger and weed eater which cannot be accurately done with the lights and decor in the same location. Please be advised that neither the association nor the landscape company will be repairing or replacing any damaged landscape lights and/or decorations that are located in grass and along the pathways.

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.

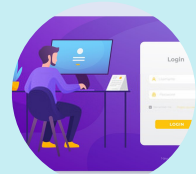
Resident's Club Clubhouse
(407)-841-5524 Ext. 137



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.

Townhome Association Annual Membership Meeting

Dear Townhome Owners,

We are pleased to announce that the Residences at Tohoqua Community Association Annual Membership Meeting is almost here. During this years annual membership meeting, the residents will be electing and voting for a new board member. Each year, one seat of the Board of Directors is up for re-election. This means that residents have an opportunity to elect themselves or another townhome owner as a candidate to run for a board seat.

The board members may be as involved as their time allows. They will be making decisions regarding all association business. This includes contracts, bids, enforcement and adopting the yearly budget.

The townhome association will hold as many or little meetings as the board chooses. The requirement is that a yearly Membership meeting is held and a yearly Board of Directors meeting is held to adopt the next year's budget.

Whats next:

A mailed notice will be provided to each member (unit owners only). It will state the time, date and agenda for the meeting. Please note that the Annual Membership Meeting is for choosing your board members and to discuss additional townhome business. Feel free to send any questions or concerns to Chris Horter at Chorter@gmscfl.com.

The mailed notice will also include an Intent to Run Form and a Candidate Information Sheet. If you would like to run for the board seat, please fill out the two forms and return them to the management company.

Then a Second Notice of the Meeting will be mailed to each member. The second notice will include the candidates information. Each member will have the opportunity to review the items in order to make an informed decision. This second notice will also include a voting proxy. **It is imperative that you provide your voting proxy.** This form will serve two purposes. 1. It will determine a quorum for the meeting and 2. It will provide your vote.

Each household may submit one vote per household only. Be sure to pay attention to deadlines. Any documents that need to be returned can be mailed to our mailing address, dropped off at the onsite office or be placed in the lock box located in the fitness center. The fitness center is opened daily from 4:30am - 11:00pm.

We are extremely excited to bring our townhome community together and bring on a new board member. STAY TUNED for further information as our meeting approaches.

THANK YOU FOR BEING A PART OF
THE RESIDENCES AT TOHOQUA COMMUNITY ASSOCIATION, INC.

Toddler Open Gym October 3, 10 & 17, 2022

10:30 am - 12:00 pm

St. Cloud Civic Center
3001 17th Street
St. Cloud, FL 34769

Let your little one run out some energy, while enjoying quality time with them doing what they love!

Cost: \$3.00 per child per visit

For more information, call (407) 957-7299

Movie in the Park October 7, 2022

Activities: 5:30pm / Movie: Sunset

Kissimmee Lakefront Park
201 Lakeview Drive
Kissimmee, FL 34741

Free admission, popcorn, crafts and inflatable attractions.

City of St. Cloud Fall Festival October 8 & 9, 2022

10:00 am - 4:00 pm

The Ranch
5452 Jones Road
St. Cloud, FL 34772

Local merchant, vendors, crafts, crop maze, hay rides, games, food trucks, pumpkins, music and more.

Admission: \$10.00 per person

For more information, click on the following link:

<https://webtrac.stcloud.org/wbWSC/webtrac.wsc/search.html?module=AR&type=SPEC>

Trail of Terror October 21 & 22, 2022

8:00 pm - 11:00 pm

Peghorn Nature Park & Trail
2101 Peghorn Way
St. Cloud, FL 34769

The Trail of Terror is going to the circus this year. Warning: This event may be too scary for younger children.

Admission: \$10.00 per person

Advance ticket purchasing is available at

<http://webtrac.stcloud.org>

Tohoqua CDD

Effective October 1, 2022, the main pool, tennis courts and playground seasonal hours are 7:00 am to 6:00 pm.

Tohoqua Master Association

Political Yard Signs

- * Must be a standard yard sign size.
- * Must be installed no earlier than Sunday, October 9th, thirty (30) days before the election day.
- * Must be removed no later than Thursday, November 10th, forty-eight (48) hours after the elections.
- * One (1) candidate sign per lot.

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:

- * **Halloween:** no earlier than Saturday, 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.

Plants and Plant Pots

As stated in the community's Design Review Manual, *not more than five (5) landscape pots equal to or less than twenty-four inches (24") that are visible from the street are permitted within any Lot. All landscape pots which are visible from the street must be earth tone in color.*

Tohoqua Master Association (Cont.)

Pressure Washing

In preparation of the holiday season, the association encourages residents to pressure wash their driveways and sidewalks.

Q4 Assessment Payment

Need to pay your single family home association payment? Your association fee should be made payable to the Tohoqua Master Association. Payment can be made in personal checks, cashier's check or money order only (no cash or cards accepted).

- * truist.com (account must have been created).
- * tohoquamasterassociation.com (account must have been created)
- * Sent via U.S. mail to:
6200 Lee Vista Blvd., Suite 300, Orlando, FL 32822
- * Bring the payment to the onsite association office located in the community's clubhouse Monday - Friday from 10am to 4pm.
- * Drop the payment in the lockbox located on the wall by the countertop inside the amenity fitness center.

Please include your property address on the payment.

Thank you!



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 - 6pm (October - February)

7am - 8pm (March - September)

(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

