
TODAY'S NEWS

Tohoqua Community | November 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.



**“Thanksgiving is a time of togetherness
and gratitude.”**

-Nigel Hamilton-

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

November 2022 Newsletter

Community Events in November

Board of Supervisor's Meeting
Wednesday, November 2, 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)

Fall Festival
Saturday, November 5

11:00 am - 1:00 pm
Central Park Lawn
(by the community's main entrance)

Bounce Houses, Games, Cotton Candy, Face Painting, Food Trucks and Pumpkin Decor (bring your own pumpkin). Event is exclusively for Tohoqua residents.
No RSVP required.

Holiday Movie Night
Friday, November 18

6:30 pm

Feature Movie: "Disney's A Christmas Carol"

Bring your own chair and/or blanket. There will be a food truck available (cash and credit cards accepted). *Be sure to bring insect repellent.*

Food Truck Social
Tuesday, November 15

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, November 30

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



In observance to Thanksgiving, the onsite management office will be closed on Thursday, November 24th and Friday, November 25th.

Events Scheduled for December

- Holiday Party
- Food Truck Social
- Marco's Pizza Homeowners Appreciation Day

Events in October

Residents Business Fair



City of St. Cloud Revised Residential Watering Schedule

Please note that the irrigation schedule has changed and is currently being implemented through-out the City. Please set your irrigation timers based on the new schedule below, effective immediately. If you have questions on the day and time you should be watering, call Customer Service at (407) 957-7344.

Did you know it is Florida law to have a working rain sensor?

A rain sensor will work for you to save water and money. ... Florida Law: Section 373.62 F.S. requires that all irrigation systems be outfitted with a working rain shut-off device or other technology to inhibit or interrupt operation of the irrigation system during periods of sufficient moisture.

ST. CLOUD POTABLE AND REUSE IRRIGATION SCHEDULE HORARIO DE RIEGO DE ST. CLOUD PARA AGUA POTABLE Y REUTILIZADA

IRRIGATION BLOCK BLOQUE DE RIEGO	IRRIGATION DAYS DÍAS DE RIEGO	IRRIGATION TIME TIEMPO DE RIEGO
Residential (Last Digit of Address) Residencial (Último Dígito de Dirección)		
0	Tuesday & Friday / martes y viernes	12:00 am – 2:30 am
1	Tuesday & Friday / martes y viernes	2:30 am – 5:00 am
2	Tuesday & Friday / martes y viernes	5:00 am – 7:30 am
3	Wednesday & Saturday / miércoles y sábado	12:00 am – 2:30 am
4	Wednesday & Saturday / miércoles y sábado	2:30 am – 5:00 am
5	Wednesday & Saturday / miércoles y sábado	5:00 am – 7:30 am
6	Thursday & Sunday / jueves y domingo	12:00 am – 2:30 am
7	Thursday & Sunday / jueves y domingo	2:30 am – 5:00 am
8	Thursday & Sunday / jueves y domingo	5:00 am – 7:30 am
9	Wednesday & Saturday / miércoles y sábado	9:00 pm – 11:30 pm

For more information, go to <https://www.stcloudfl.gov/1683/Watering-Schedules>

Night of a Million Lights

November 11, 2022 - January 1, 2023

Island H2O Water Park
3230 Inspiration Drive
Kissimmee, FL 34747

For more information, click on [https://
www.gktw.org/lights/](https://www.gktw.org/lights/)

The Great Pumpkin Smash

November 1, 2022

5:00 pm - 7:00 pm

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

Green your Halloween! Compost your pumpkin
and donate your extra candy.

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

Movie in the Park

November 4, 2022

Activities: 5:30 pm / Movie: 7:00 pm

Feature Movie: Sing 2

Kissimmee Lakefront Park
201 Lakeview Drive
Kissimmee, FL 34741

Free admission, popcorn, crafts and inflatable
attractions.

2nd Annual Veterans Resource Fair

Saturday, November 12, 2022

10:00 am - 2:00 pm

Veterans Park
1200 14th Street
St. Cloud, FL 34769
Free!

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

Turkey Trot - Homeschool Edition

Saturday, November 19, 2022

10:00 am - 12:00 pm

Hopkins Park
620 E. 17th Street
St. Cloud, FL 34769
\$4.00 per participant

For more information, call (407) 957-7243

Tohoqua Master Association

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:

* **Christmas, New Year's and/or Religious Observance:** no earlier than Thursday, November 24th and removed no later than Saturday, January 21, 2023.

City of St. Cloud Solid Waste Holiday Schedule

***Thursday, November 24, 2022 (Thanksgiving Day):**
Transfer station and offices are closed. No collection services. Recycle will be picked up the following Thursday. Special pick-ups "bulk" will be picked up the following Thursday.

***Friday, November 25, 2022 (Friday after Thanksgiving):**
Transfer station opens 7am - 12pm. Offices closed. Regular recycling curbside cart collection. Regular clam truck service.

***Friday, December 23, 2022 (Christmas Eve Day Observed):**
Transfer station opens 7am - 12pm. Offices closed. Regular recycling curbside cart collection. Regular clam truck service.

***Monday, December 26, 2022 (Christmas Day Observed):**
Transfer station opens 7am - 12pm. Offices closed. Regular recycling curbside cart collection. Regular clam truck service.

You can also access the information at:
<https://www.stcloudfl.gov/1912/22970/Holiday-Schedule>

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

Dear Townhome Residents,

We are reaching the end of the rainy days and gearing up for the cooler weather and holidays. The association would like all townhome residents to be prepared for the following upcoming schedules:

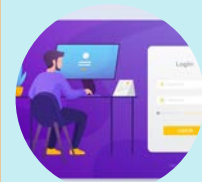
Pressure Washing: - Townhome Owners are responsible for pressure washing their own driveways and front walkways (pathways that lead from front porches to the common sidewalks). The association will be scheduling a pressure washing vendor to service the sidewalks. The association is asking all townhome residents to please have their driveways and front walkways cleaned prior to November 13, 2022. Courtesy Letters may be sent to addresses that have stained or dirty driveways or front walkways, with a request to please clean them. Stay tuned for pressure washing service dates.

Mulch: - The association will also be scheduling a mulch service for the townhomes as needed. New mulch will be laid in townhome plant beds. We ask townhome residents to pressure wash their front porches and walkways prior to the mulch service. Once the new mulch is laid, pressure washing may wash or blow away the new mulch. Currently mulch replenishment services are scheduled yearly or at a frequency determined by the board.



Landscape Service

Lawn mowing has been reduced to a Bi-weekly schedule beginning in October.



Website

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

BANK COUPON BOOKLET

Your new 2023 coupon booklet will be sent directly from the bank via US mail. You should receive your coupon booklet in the mail during the month of December. New account numbers will also be issued in 2023.

TRUIST ONLINE ACCOUNTS

Pay online:

truist.com/payments

Press Pay Now or Enroll

Be sure to update your new account number.

ASSOCIATION OFFICE

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

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



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 other townhome owners as a candidate to run for a seat on the Board.

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:

An emailed notice will be provided to each member (unit owners). It will state the time, date and agenda for the meeting. Please note that 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 notice will also include an Intent to Run Form and a Candidate Information Sheet. If you would like to run for a board seat, please fill out the two forms and return them to the management company.

Then a Second emailed Notice of the Meeting will be sent 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, bring on a new board member and to hear all of your input for growing our community. STAY TUNED for further information as our meeting approaches.

Community Friendly Reminders

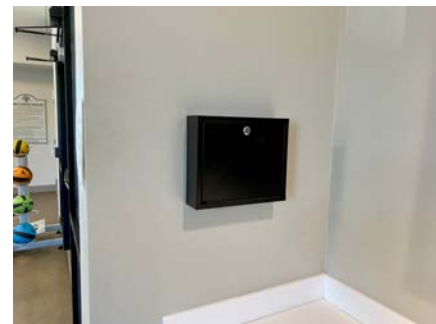
- **Community Ponds** - The ponds in the community are retention ponds. No swimming, fishing or boating is allowed.
- **Street Parking** - The Tohoqua Master Association kindly asks you to be courteous of your neighbors and park your cars in your garage or on your driveway. This applies for the residents 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!**

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

