

TODAY'S NEWS

Tohoqua Community | December 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.



**“The greatest legacy we can leave our
children is happy memories.”**

-Og Mandino-

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, December 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 to the upcoming Holidays, the onsite management office will be closed on Friday, December 23, Monday, December 26 and Friday, December 30.

Happy Holidays!

Community Events in December

Holiday Party
Saturday, December 3
6:00 pm - 9:00 pm
Main Pool at the Tohoqua Residents Club
RSVP is Closed.
Wine & Beer Open Bar
Butler Passed Hors D'oeuvres
Dinner Buffet
Music & Surprises!
Dress Code:
Festive Semi-Formal
The pool will be closing at 2:00pm on Saturday in order to set up for the event.

Food Truck Social
Tuesday, December 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.

Holiday Drive
All collected items will be donated to Help Now of Osceola. A shelter for women and children victim of domestic violence. Please refer to the flyer for the list of most needed items. Donations must be taken to the onsite management office located at the Residents Club Clubhouse no later than Wednesday, December 7th.

Marco's Pizza Homeowners Appreciation Day
Wednesday, December 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 January

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

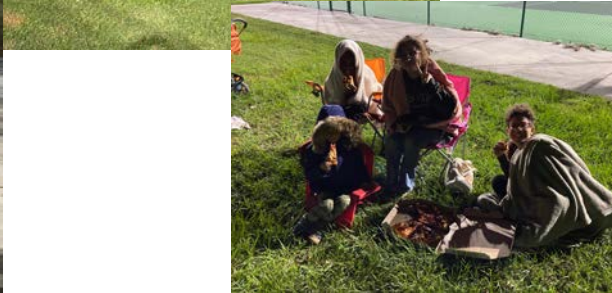
Events in November

Fall Festival



Movie Night

December 2022 Newsletter



Night of a Million Lights

Until January 1, 2023

Island H2O Water Park

3230 Inspiration Drive

Kissimmee, FL 34747

For more information, click on <https://www.gktw.org/lights/>

Annual Tree Lighting

Friday, December 2, 2022

6:00 pm - 8:00 pm

Centennial Park

1214 10th Street

St. Cloud, FL 34769

Student musical performances and the annual lighting of the tree. Plus, visits with Santa!

Movie in the Park

Friday, December 2, 2022

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

Feature Movie: **The Grinch**

Kissimmee Lakefront Park

201 Lakeview Drive

Kissimmee, FL 34741

Free admission, popcorn, crafts and inflatable attractions.

Winterfest

Friday, December 9, 2022

6:00 pm - 9:00 pm

St. Cloud Civic Center

3001 17th Street

St. Cloud, FL 34769

Free!

Tons of winter activities to enjoy! Meet Santa! Snow slide, holiday crafts, festive music, food vendors and more.

Holiday Golf Cart Parade

Saturday, December 10, 2022

6:30 pm - 7:30 pm

Old Town Kissimmee

5770 W. Irlo Bronson Memorial Hwy

Kissimmee, FL 34746

Free!

Tohoqua CDD

Fitness Center

As a friendly reminder, patrons and guests **15 years of age or older** are permitted to use the District fitness center during designated operating hours.

Fireworks

As stated under the General Facility Provisions section of the Amenities Facilities Policy, "fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas".

Tohoqua Master Association

Holiday Decorations

Christmas, New Year's and/or Religious Observance decorations shall be removed no later than Saturday, January 21, 2023.

2023 Budget

The 2023 proposed budget was adopted at the Board of Directors Meeting held on November 11, 2022. A copy of the adopted budget has been emailed to all the members. If you have not received your copy, please contact Larissa Diaz @ ldiaz@gmscfl.com and she will email you a copy.

Residents will receive a new coupon booklet by mail with new account number. Autopay should be removed at this time and reset the auto pay using the new account number information.

City of St. Cloud Solid Waste Holiday Schedule

***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>

TODAY'S NEWS

Sub-Associations in Tohoqua

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

Mulch:

Brown-dyed Cypress mulch was recently approved by the Board. The landscape company has already begun removing the old pine bark mulch in preparation for the new Cypress mulch. The new mulch will be installed during the month of December. Stay tuned for the mulch installation date.

Pressure Washing:

Pressure washing service was completed. All the sidewalks surrounding the townhome buildings were pressure cleaned before the Thanksgiving holiday. Townhome owners are responsible for pressure washing their own driveways, front porches and walkways. The association will conduct inspections and begin enforcing units that have stained or dirty concrete driveways, porches and walkways.

Board of Directors and Annual Membership Meeting Dates:

Board of Directors Meeting - Wednesday,
December 7th @ 5:00pm

Location = Tohoqua Residents Club Clubhouse

Annual Membership Meeting -

TBD

Tohoqua Reserve Homeowners Association, Inc. ("TRHOA")

- * **2023 Budget Adopted** - The Tohoqua Reserve HOA 2023 Budget was adopted. The adopted 2023 budget is available on the TRHOA website and a copy will be sent to each member.
- * **Gate/Remotes** - Gates are almost ready! Homeowners that did not receive their remotes at closing will receive an email with instructions on how to obtain your remotes. The association will notify the community once the gates are operational.
- * **Amenity Center Coming Soon** - The construction of the new amenities are coming along! The association does not have a confirmed date for when it will be 100% complete. We will notify the community as updates and new information is available to provide.
- * **Total Home Closing** - Currently there are forty-five (45) total closed homes within the Tohoqua Reserve with a proposed fifteen (15) additional closings by the end of the year.
- * **Coupon Booklets** - Your 2023 annual assessment coupon booklet will be sent directly from Truist 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. *(You will not receive a separate coupon booklet from the Tohoqua Master Association. Your Tohoqua Master Association assessment is paid through your TRHOA assessment.)*

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)

- **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.

**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.

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

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Chris Horter

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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

