

TODAY'S NEWS

Tohoqua Community | August 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



“Education is the most
powerful weapon which
you can use to change
the world.”

- Nelson Mandela

Tohoqua Master Association, Inc.
Marcia Calleja, Mcalleja@gmscfl.com



Tohoqua Pool Reminders

In an effort to make the pool and grill areas more enjoyable for all, an Amenity Facility Attendant is onsite during the weekend hours and holidays.

As of Saturday, March 16, 2024, the Amenity Facility Attendant began enforcing the rules as follows:

Maximum of four(4) guests per household.

No alcoholic beverages.

No smoking/vaping.

No glass containers .**No** food and drinks inside the pool or pool edge.

No loud music. You may utilize devices with headphones/earbuds only.

For a full summary of the pool rules, please refer to your amenity policies.

If you need a copy, feel free contact Vicente Pastoriza at
vpastoriza@calmfla.com.

We ask your cooperation in maintaining the grill areas clean by cleaning after usage and properly disposing of all trash and food in order to keep those critters away.

**Please note that failure to comply
with the pool regulations could result
in suspension of amenity rights.**



Thank you for your assistance!



Tohoqua August Events



TOHOQUA
WHERE LIFE THRIVES

BACK TO SCHOOL

FAMILY KIDS FUN FEST
FRIDAY, AUGUST 9, 2024
FROM 5:00 PM TO 7:00 PM
RESIDENTS CLUB CLUBHOUSE

BASKETBALL | BOUNCE HOUSE | OUTDOOR GAMES
EVENT IS EXCLUSIVELY FOR TOHOQUA RESIDENTS ONLY
NO RVSP REQUIRED



TOHOQUA
WHERE LIFE THRIVES

Marco's Pizza

Homeowners Appreciation Day



August, 28, 2024
From
3:00 pm to 10:00 pm

Discount
25%
OFF any pizza!

Promo Code: TOHO25

(321) 250-9000
www.marcos.com
1724 Chaps Place
Kissimmee, FL 34744

You Are Invited !

Fun in the City



Latino Market Fest
Saturday August 3
From: 12:00 pm to 7:00 pm
Kissimmee Civic Center
201 E. Dakin Ave, Kissimmee, FL



Rock and Brews live Music
Featuring :Bar Fly
Saturday August 9
From: 8:00 pm. to 11:00 pm.
3284 Margaritaville Boulevard
Kissimmee, FL.



Dia Nacional del Merengue
Saturday, August 10
From 1:00 pm -
Flamingo Water Park Resort
Tickets: ticker.com



MJ Tribute
Saturday August 17
From: 8:00 pm to 9:00 pm
Melia Orlando Celebration.
Place Kissimmee, FL.
Tickets: eventbrite.com



Downtown Summer Block Party
Friday, August 2.
From: 5:00 pm to 8:00 pm
Historic Downtown Osceola



August Family Foam Party
Weekends in August.
Island H2O.
3230 Inspiration Dr.
Kissimmee, FL
Buy Tickets: [islandh2owater](https://islandh2owater.com)



laughs r us comedy " wild'n thru thick n thin
Friday, August 23.
From: 6:00 pm to 9:30 pm
5711 W Irlo Bronson Memorial HWY
Tickets: eventbrite.com



Old Town Jeep Show
Friday, August 16
From: 12:00 pm to 4:00 pm
5770 West Irlo Bronson
Memorial Highway
Kissimmee.



Boggy Creek Airboat Adventures
2001 E. Southport Rd.
Kissimmee
Phone: (407) 344-9550
Email: info@bcairboat.com



Florida Kids and Family Expo.
Saturday August 17 and
Sunday August 18 from
10:00 am to 5:00 pm.
Orange County Convention Center.
For more information visit
mycentralfloridafamily.com

July Events

Summer Pool Party



Tohoqua Master Association

Open Houses

If planning on renting or selling your home, guidelines for Open Houses are as follows:

- * A notice shall be sent to the community manager at least seventy-hours (72) before the scheduled date.
- * No more than five (5) directional signs can be placed.
- * Signs can only be placed on common areas.
- * Signs may not be placed on owner lots.
- * The signs may be placed up to one hour before the event and must be removed no later than one hour after the event.

For Rent / Sale Signs

Only community-approved For Rent or Sale signs can be placed on the owner's lot. A DRB Modification Application needs to be submitted for approval prior to installing the sign.

Loose Dogs

It's been reported that residents are walking their dogs without a leash or unattended, attacking other dogs and residents. When an incident happens, the person it happened to needs to contact Animal Services Osceola County directly to report it. They do not take complaints from third (3rd) parties.

- * 1st complaint: they visit the home and educate them about the county's & city's ordinances.
- * If they get a 2nd or more complaint about the same dog(s) within one (1) month of the original complaint, they visit the home for a citation. Evidence is required (videos and/or photos).
- * If they get a 2nd or more complaint about the same dog(s) one (1) month after of the original complaint, a new complaint is filed and they start the process again.
- * Complaints are public records.

In case of an emergency or incident, you may report any loose dogs or incidents to animal services at (407) 742-8000 or by accessing their link at <https://www.osceolacountypets.com/our-services/field-education-and-enforcement/>

Tohoqua Community Development District

Board of Supervisor's Meeting Wednesday, August 7, 2024

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 Vinny Pastoriza at vpastoriza@calmfla.com. Please note that association business is NOT discussed at the CDD meetings. Any questions or inquiries can also be emailed to vpastoriza@calmfla.com.

Lightning Rules at The Pool.

Pool activities should remain suspended until thirty minutes after the last thunder is heard. The distance from Strike A to Strike B to Strike C can be some 5-8 miles away. And it can strike much farther away. Why take a chance with lightning?

Guest Policies

- Guest must be accompanied by a Resident or Renter at all times while using the AmenityCenter.
- Resident Or Renter may accompany no more than four (4) guest per household to the Amenity Center.
- Residents or Renters are responsible for any and all actions taken by such Guest.

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 and do not block sidewalks. 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 fit-

ness 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!

Important Information and Numbers

-Tohoqua Master Association, Inc.

-The Residences at Tohoqua Community Association, Inc.

-The Tohoqua Reserve Homeowners Association, Inc.

-The Townhomes at Tohoqua Community Association, Inc.

(Mailing address: 6200 Lee Vista Blvd., Suite 300, Orlando, FL. 32822)

(407) 841-5524

Marcia Calleja

Ext. 108 / mcalleja@gmscfl.com

Vinny Pastoriza

Ext. 123 / vpastoriza@calmfla.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

TOHO Water Utilities

(407) 957-7344

<https://www.tohowater.com>

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

