

TODAY'S NEWS

Tohoqua Community | May 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.



**“Mother Love is the fuel that enables a
normal human being to do the impossible.”
-Marion C. Garretty-**

**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, May 3, 2023 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 CDD

Wildlife Animals Signs

Additional signs were installed around the community.



To report an alligator, residents can call the Florida Fish & Wildlife directly at (866) 392-4286. Then, residents shall call or email the onsite staff management team the code they'll provide for us to authorize the removal of the alligator(s).

Fishing in Ponds

As stated in Section 12.37 of the Master Declaration for Tohoqua, fishing is *prohibited* within any of the retention/detention areas within the boundaries of Tohoqua or adjacent to Tohoqua.

Community Events in May

Cinco de Mayo

Friday, May 5
6:00 pm - 8:00 pm

Residents Club Clubhouse & Parking Lot

Join us to celebrate Cinco de Mayo with a Mexican food truck and music. No RSVP required.

Mother's Day Paint, Sip & Swirl

Friday, May 12
6:30 pm - 8:30 pm

Residents Club Clubhouse

Calling all Moms and Moms-to-be for a fun and kids-free paint pARTy! \$15 per painter. Limited to 20 painters (21+ years old). Bring your own bottle of wine to share; light appetizers will be provided by the Tohoqua CDD. RSVP with your name, home address and amount of participants by Wednesday, May 10th to Ldiaz@gmscfl.com. (For Tohoqua residents only)

Food Truck Social

Tuesday, May 16
5:00 pm - 8:00 pm

Residents Club Clubhouse Parking Lot

Join your neighbors at the Resident's Club to enjoy some great company and delicious eats! Cash & credit cards accepted.

End of School Year Bubble Party

Friday, May 26
5:30 pm - 6:30 pm

Residents Club Clubhouse Parking Lot

Tohoqua students, what a better way to end the school year than with bubbles? Don't miss the fun! All ages are welcome! No RSVP required.

Marco's Pizza Homeowners

Appreciation Day

Wednesday, May 31
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 June

- National Donut Day
- Summer Asian Feast
- Father's Day Continental Breakfast & Crafts
- Food Truck Social
- Marco's Pizza Homeowners Appreciation Day

Fun in the Community

May 2023 Newsletter

Happy Hoppo Easter



Health & Fitness Seminar



Fun in the City

Mother's Day in the Park

Saturday, May 13, 2023

11:00 am - 3:00 pm

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



Enjoy a moms-only day out. For ages 18+. Free floral bouquet for ALL moms who attend. Vendors, food trucks, DJ, door prizes, Board & Brush workshops available and a mimosa bar.

\$10.00 p/person

Online Registration at <https://webtrac.stcloudfl.gov/wbwsc/webtrac.wsc/search.html?module=PST>

Movie at the Lakefront

Friday, May 19, 2023

7:45 pm - 9:45 pm

Lakefront Park
1104 Lakeshore Blvd
St. Cloud, FL 34769

Feature Movie: "Wonder"
Free!



For more information, call (407) 957-7243

Women's Empowerment Circle

Saturday, May 20, 2023

11:00 am - 2:00 pm

Hopkins Park
620 E. 17th Street
St. Cloud, FL 34769

Discussions, food, mental health resources and more! Dress comfortably.

Free!

For more information, call (407) 957-7243



Tohoqua Master Association

BBQ Grills & Smokers

BBQ & grills are to be stored in the garage when not in use. However, the association has been flexible by letting residents leave it outside with the following guidelines:

- * Equipment shall be stored on the side of the house.
- * Equipment shall be covered with an earth-tone color material when not in use.

Landscape Maintenance

Many notices have been sent weekly regarding the poor landscape conditions including high grass, weeds, lack of edging and dry or dead grass in the yards and right of way. As the rainy season approaches, we kindly ask that all lawns and landscaping shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition by cutting the grass, edging all streets, curbs, beds and borders, by weeding all beds upon every cut and by replacing dead grass. If not treated in a timely manner, weeds can affect neighboring lots and common areas. A beautiful landscape helps with the aesthetic and value of your home and community!

Drainage

Excessive water on the yard, sidewalk and curbside? Please inspect your irrigation system to ensure it is working properly or perhaps adjust the settings to avoid over-watering the yard and standing water on the sidewalk and curbside. If the system is not malfunctioning and you suspect your property is not properly draining the excess water, please contact a certified vendor so that this can be inspected and corrected.

Trees

Trees, this includes trees in the front and rear yard and the street tree, are to be pruned as needed and maintained in a safe and appropriate manner, in accordance with all applicable laws and ordinances. If a tree installed by the Declarant or Builder on any Lot falls or dies, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter. No other objects or landscaping may be installed in place of such trees.

Short Term Rentals / Leases

Short term and overnight rentals (AirBnB, Verb, Bed & Breakfast, etc) are not allowed in the community. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. Individual rooms of a Home may not be leased on any basis. All Lease Agreements shall be in writing and a copy shall be provided to the association.

DRB Applications

Installing security cameras, solar panels, gutters and downspouts, a water softener/filter, satellite dish, building a pool or spa, a trash cans pad, screen enclosing your existing lanai? 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)

- Anyone **under the age of fifteen (15)** is not permitted in the pool without an adult.
- A **maximum of 4 guests** per household and must be accompanied by a Resident or Renter at all times.
- 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**.
- Radios, tape players, CD players, MP3 players and televisions are NOT permitted unless they are personal units equipped with HEADPHONES or for scheduled activities.

If any questions, you can contact (407) 841-5524:

- * Marcia Calleja, Ext. 108 or at mcalleja@gmscfl.com
- * Larissa Diaz, Ext. 123 or ldiaz@gmscfl.com
- * Chris Horter, Ext. 137 or chorter@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.)



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 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!**

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

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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

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

