

TODAY'S NEWS

Tohoqua Community | July 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.



“Optimism is the faith that leads
to achievement.
Nothing can be done without
hope and confidence.”

Helen Keller

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!



Fun in the Community

July 2024 Newsletter

End of the School Year Bubble Party



Beer, Wine and Cheese Soiree



Tohoqua July Events



INDEPENDENCE DAY
UNITED STATES OF AMERICA
Friday, JULY 5, 2024
From 12 pm - 2 pm

Pool at the Residents Club Clubhouse

★ **LIVE MUSIC** ★

Menu Includes:
 Pulled Pork
 Pulled Chicken
 Baked Mac and Cheese
 Green Beans

BBQ Lunch Menu Available:
 \$10* (12+ years old)
 \$5* kids (3-11 years old)
 Under 3 are free
 cash only.
 *Tickets available at the onsite management office.

Beverages:
 Soda
 Juice
 Water



TOHOQUA
FAMILY ...Kids... Fun Fest
 Tuesday, July 16, 2024
 From 5:00 pm - 7:00 pm
 Tohoqua Club Clubhouse

The Activities
 Basketball | Bounce House | Outdoor Games
 Event is exclusively for Tohoqua Residents Only
 No RSVP Required



TOHOQUA
SUMMER POOL PARTY
FRIDAY JULY, 26 2024
FROM 2 PM TO 4 PM
POOL AT THE RESIDENTS CLUB CLUBHOUSE
LIVE MUSIC
EVENT IS EXCLUSIVELY FOR TOHOQUA RESIDENTS
NO RVSP REQUIRED



TOHOQUA
Marco's Pizza
Homeowners Appreciation Day
 Wednesday, July, 31, 2024
 From: 3pm - 10pm

DELIVERY OR CARRY-OUT
TODAY ONLY FROM 3 PM - 10 PM

Discount 25% OFF any pizza!
Promo Code: TOHO25

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

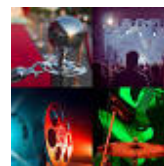
Fun in the City



July 4th Celebration Old Town Kissimmee

Price: Free

Time: Fireworks begin at 9pm from the top of the buildings of Old Town.



Independence Day Parade

July 4 from 9am to 10am
Celebration Town Hall
851 Celebration Ave
Celebration, Florida



DAZR: Kissimmee Monumental Fourth of July

July 4 from 5pm to 9pm
Kissimmee Lakefront Park
201 Lakeview Dr., Kissimmee
Tickets Available: bansintown.com



Monumental Fourth of July

July 4 from 7pm to 9pm
Kissimmee Lakefront Park
Festival Lawn
69 Lakeview Dr
Kissimmee, Florida



City of St.Cloud 4th on the Lake

July 4
St.Cloud Lakefront Park Kissimmee
Starting at 5pm



4th of July Star Spangled Celebration

July 4 from 3pm to 11:30pm
3251 Margaritaville Blvd.
Kissimmee, Florida
Visit website:sunset walk.com



The Vinyls Party Band Solivita July 4th Street Party

July 4 from 6pm to 10pm
Solivita - Taylor Morison
395 Village Dr. Kissimmee
Tickets Available: bansintown.com

Community Friendly Reminders

- **Community Ponds** - The ponds in the community are retention ponds. No swimming, fishing or boating is allowed.

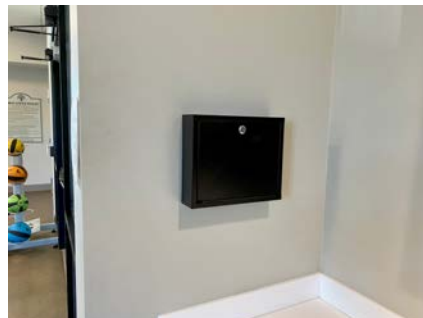
- **Street Parking** - The Tohoqua Master Association kindly asks you to be courteous of your neighbors and park your cars in your garage or on your driveway and do not block sidewalks. This applies for the residents and visitors.

- **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!**

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.

Tohoqua Community Development District

Board of Supervisor's Meeting Wednesday, July 3, 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

Airbnb

Airbnbs are prohibited. Per the Tohoqua Master Declaration, "Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "Lease Agreements") are subject to the provisions of this Section 12.21."

-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

