

NEWSLETTER

Tohoqua Community | January 2024

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.



“Let our New Year’s resolution be this: We will be there for one another as fellow members of humanity, in the finest sense of the word.”

-Göran Persson-

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 Meeting
Wednesday, January 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 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

Cancelled

THANK YOU to all the residents that donated supplies for *Help Now of Osceola!* They were really appreciative of all the donations.



Community Events in January

National Hot Chocolate Day
Wednesday, January 31
9:00 am - 11:00 am
Residents Club Clubhouse
Enjoy a delicious hot chocolate hosted by the Tohoqua CDD.
While quantities last.
No RSVP required.

Marco's Pizza Homeowners Appreciation Day
Wednesday, January 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

Fun in the City

Movie in the Park
Friday, January 5
Activities @ 5:30pm
Movie @ 7:00pm
Feature Movie: The Teenage Mutant Ninja Turtles Mutant Mayhem
Kissimmee Lakefront Park
201 Lakeview Drive
Kissimmee, FL 34741
Free popcorn and inflatables, themed craft activities. Bring your blanket and/or lawn chairs.



Events Scheduled for February:
Blast of Love
Marco's Pizza Homeowners Appreciation Day

Tohoqua Master Association

Holiday Decorations

Christmas, New Year's and /or Religious Observance decorations shall be removed no later than Monday, January 15, 2024.

2024 Budget

The 2024 proposed budget was adopted at the Tohoqua Master Association Board of Directors Meeting held on December 8, 2023. A copy of the adopted budget has been emailed to all the members. If you have not received your copy, please contact Larissa Diaz at ldiaz@gmscfl.com and she will email you a copy.

Please note that the annual assessment remains at \$120 per year and can be collected on an annual or quarterly basis.

Payment coupons booklet will be mailed to each resident directly from Truist Bank. Once you receive the payment coupons, you will be able to pay online using the same account information. Alternatively, homeowners may pay via U.S. Mail, at the onsite management office with a cashier or personal check or money order or through the association's website, www.tohoquamasterassociation.com

Be sure to include a copy of your payment coupon with your payment.

If you have questions about account information or annual assessment (association dues), please feel free to contact Magaly Velazquez at (407) 841-5524, ext. 118 or Mvelazquez@gmscfl.com.

Design Review Manual

Proposed changes to the Design Review Manual ("DRM") were approved at the Tohoqua Master Association Annual Membership Meeting held on December 8, 2023. The new version has been saved on the website.

If interested in receiving a copy of the revised DRM by email, please contact Larissa Diaz at ldiaz@gmscfl.com.

City of St. Cloud Solid Waste Holiday Schedule

New Year's Day, Monday, Jan. 1, 2024

Office closed

Transfer Station closed

No residential curbside

Garbage will be picked up Wednesday, Jan. 3, 2024

You can also access the information at:

<https://www.stcloudfl.gov/1912/22970/Solid-Waste-Holiday-Schedule>

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!**

Tohoqua **Gym** Friendly Reminders

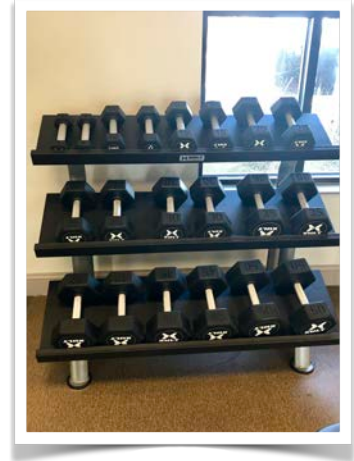
The Gym is Opened Daily from 4:30am - 11:00 pm

- Fifteen (15) years of age or older are permitted to use the fitness center during designated operating hours.
- Food, smoking and alcoholic beverages are not permitted.
- T-shirts, tank tops, shorts, athletic wear and footwear covering the entire foot must be worn when using the gym.
- Individuals are responsible for wiping off the equipment after use.
- Radios, tape players, CD players, MP3 players are NOT permitted unless they are personal units equipped with headphones.
- No bags, gears or jackets are permitted on the floor or on the fitness equipment.
- Weights or other equipment may not be removed from the fitness center.
- Replace weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

If any questions, you can contact Larissa Diaz at (407) 841-5524, Ext. 123 or ldiaz@gmscfl.com

Thank you!

***Dogs are not allowed at the gym or in the Residents Club.
(*excludes service dogs)**



Important Information and Numbers

-Tohoqua Master Association, Inc.

-The Residences at Tohoqua Community Association, Inc.

-The Tohoqua Reserve Homeowners Association, Inc.

-Townhomes at Tohoqua Community Association, Inc.

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

(407) 841-5524

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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

