

### DEVELOPER UPDATES

#### *Colen Built Development*

Happy August to our growing community!

Unfortunately, The Roan Hills Om Home Grand Opening event had to be cancelled last month due to the weather. However, we are excited for residents to officially begin enjoying this new amenity! Make some time this month to check out the Roan Hills Om Home yourself, located off SW 70th Avenue.

As a reminder, parking spots located at the mailbox stations are for 15 minute parking only. Please be courteous and ensure that your fellow residents are able to access their mailboxes throughout the day. Violators will be towed away.

With the new school year beginning Thursday, August 10, 2023, this is your friendly reminder to watch your speed when traveling along SW 67th Ave Rd and throughout the community as children walk and bike to and from school or the bus stops in the mornings and afternoons.

We are excited to announce our first release of homesites in Sorrel Glen! Stay tuned to the Calesa Township social media pages (@CalesaTownship) for the latest updates.



*The first release of homesites in Sorrel Glen will be available soon.*

### COMMUNITY EVENTS

#### *Leland Management*

Thank you to all of our Residents that joined us for our Red, White, and Boom celebration held on July 1, 2023.

Food Truck Monday is scheduled for Monday, August 7, 2023 at Roan Hills Park from 5 pm - 7 pm.

Have a certain food truck you would like to see? Please send them via email to [kforret@lelandmanagement.com](mailto:kforret@lelandmanagement.com).

Our upcoming Fall Festival is scheduled for the end of September. Please keep an eye out for further information.



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## MAINTENANCE UPDATES

Leland Management

Recent property inspection letters have been sent out to all cited issues. Please inspect your lawn for the following reoccurring issues: mowing, edging (Hard edging concrete curbing, soft edging landscaping beds & tree rings), water & fertilizing, treating for weeds in lawns & beds.

Lawn inspections and letters are frequent this time of year and during the growing season. If you receive a letter, please call our office with any questions or concerns.

**Pet Reminders:** Please do not allow pets to relieve themselves on other homeowner lots. This is damaging to yards and landscaping that owners have to repair themselves. Please be mindful of neighbors and their properties.

**Bark Park:** Leland Management has signed agreements with Orkin to include the Bark Park for its

recurring treatment of roaches, ants, fleas, and spiders. This agreement has been implemented in an effort to keep our residents and their pets safe.

**Parking Reminders:** Please remember that residents should not be parking on the street, over curbs, or sidewalks. Guests should be parking immediately in front of the home they are visiting with a note on the dash stating who they are visiting in the event they are parking over night.

The uptick in street parking has disrupted traffic flow, blocked neighbors in their driveways, and disrupted the path of pedestrians. Please be mindful of the safety of others. In the event any parking is needed for Residents in the street, please contact management so we are made aware.

## MANAGER'S REPORT

Leland Management

**Gates:** Both gates are scheduled for repair by the beginning of August.

**Street Lights:** All reported lights out sent to our office have been submitted to the vendor. Please report lights out to the management office.

**Signs:** Sign repairs and replacements have been submitted to the vendor and will be corrected.

**Mailbox Parking:** New signs have been posted at mailbox stations. Please do not park for extended periods of time. These areas are designated for mail pick-up only.

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## WIFI

Username: CalesaAmenity  
Password: honeybee

### SIGN UP FOR EMAIL COMMUNICATIONS



Don't miss out on events and important updates by signing up for all HOA email communications at [www.lelandmanagement.com/communities/roan-hills-hoa](http://www.lelandmanagement.com/communities/roan-hills-hoa)

## LET US HANDLE THE HANDY WORK

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Additional charges may apply depending on the complexity of the job. Kenneth D. Colen, Licensed Real Estate Broker. #14750 - 12/22

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Join us for a western themed Sunset Swim event on Saturday, August 5, 2023 from 5 pm - 9 pm! Enjoy outdoor swim, lights, line dancing, and entertainment. Purchase \$3 tickets at [FloridaFAST.com](http://FloridaFAST.com).

Summer is winding down, but water safety is still important! FAST offers a variety of swim lessons for all ages and abilities. Lessons are available to toddlers, children, teenagers, and adults. Accommodations can be made for any swimmers with disabilities. August and September lessons are available for registration now at [FloridaFAST.com](http://FloridaFAST.com).

As the new school year is approaching, please remember FAST offers FREE swim lessons for all Marion County 3rd graders! If you have a student enrolled in 3rd grade for the 2023-24 school year, please visit us to register for 8 FREE lessons. From learning to swim to skilled swimmers, these students will be placed in groups based on their level of technique.

Are you looking to switch up your exercise routine? The U.S. Department of Health and Human Services recommends adults aim for at least 150 minutes of moderate-intensity aerobic exercise (like swimming) every week, plus muscle-strengthening exercise (weight or resistance training) twice per week. With a monthly FAST membership, members have unlimited access to lap swim and FAST FIT to help reach this goal!

For the daily schedule of events happening at FAST, check out our interactive pool schedule at [FloridaFAST.com/calendar](http://FloridaFAST.com/calendar).



Happy Back To School Month! We are so excited to welcome new and returning students on Thursday, August 10, 2023 for the 2023-24 school year.

Parents should have received an email from Principal Avery with important information regarding Meet the Teacher, Teacher Assignments, Uniforms, After-School Care Program and Breakfast/Lunch.

We will hold a Used Uniform Sale at "Meet The Teacher" on Monday, August 7, 2023 from 4 pm - 6 pm. At Meet the Teacher, students and families are welcome to come meet their teacher, tour the campus, sign up for clubs/sports, purchase spirit shirts and bring in class supplies. Sign-ups for our Parent Teacher Organization will also be available and we would love as many participants as we can!

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