

DEVELOPER UPDATES

Colen Built Development

Happy Holidays! With the end of another successful year comes a time of reflection and an exciting look toward the future of Calesa Township!

With our first residents moving in at the beginning of January 2022, Roan Hills has experienced substantial progress over the year. The community continues to flourish as more families settle into new homes and lifestyles.

Progress continues in the second phase of Roan Hills, with site work, sod, and sidewalks now completed. The construction of homes continues in Phase 2, and families are expected to be settled into their new homes by the Spring of 2023.

Residents can also look forward to a new feature in Phase 2, along with the Om Home. Located in the southeast pocket park between SW 65th Street and SW 70th Circle, The Homestead will feature a unique artifact that dates back to an early settler of the Calesa property and will serve as a relaxing spot for families to gather and learn. Stay tuned for when The Homestead will be completed.

We are thankful to all of you for helping to make 2022 a successful year and Calesa Township a thriving new community for families of all ages! We are excited to expand our community into the next neighborhood of Calesa Township, Sorrel Glen, in 2023.



Progress continues in the second phase of Roan Hills and Sorrel Glen.

COMMUNITY EVENTS

Leland Management

Interested in being a part of a committee? Management is interested in gathering with residents interested in providing their suggestions for community enhancements and event requests. Please email Kaytlan Forret.

Don't miss out on events and important updates by signing up for all of our email communications! You can do so by visiting the HOA website: www.lelandmanagement.com/communities/roan-hills-hoa

The Roan Hills HOA Facebook page is now active! Please join our group to stay informed and up-to-date on all events and conversations happening within Roan Hills. To join, please submit a request and answer all questions correctly and completely.

This Facebook page is operated and monitored by Leland Management. To ensure all issues are addressed, please direct all HOA questions, comments, or concerns via email to kforret@lelandmanagement.com.

Facebook Page:

Roan Hills HOA - Official

This Facebook page is for residents currently living in Calesa Township.



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#14637 - 10/22

MANAGER'S REPORT

Leland Management

Hello Calesa Township residents, happy Holidays! We wish all of our residents a joyous time of year.

Annual Meeting and Board Meeting Update:

Thank you to all of our Residents that attended the meeting held on November 29, 2022. The proposed budget was approved unanimously. A PowerPoint slide will be available for the Residents to view that were unable to attend.

Leland Management will close early on Friday, December 23, 2022, and resume normal business hours on Tuesday, December 27, 2022, in observance of Christmas. The office will also be closed on Friday, December 30, 2022 as we celebrate the New Year and will resume normal business hours on Tuesday, January 3, 2023.

Kaytlan Forret, LCAM

kforret@lelandmanagement.com
352-218-3838

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SIGN-UP FOR EMAIL COMMUNICATIONS

We are dedicated to keeping residents up to date and informed. We encourage every resident to subscribe to our email list. This allows us to send you emails with community updates. Signing up is easy, just visit https://bit.ly/RHHOA_EMAIL and fill out the form. Sign-up is completely free, and you can unsubscribe at any time.

MAINTENANCE UPDATES

Leland Management

Thank you to all of our residents that work diligently to maintain their homes exterior to community standards. During the fall and winter season, all plants and grasses will

begin to go into a dormant state. Please be sure to cover plants in the event of cold temperatures that may cause permanent damage.

If you receive a violation notice, please do not hesitate to contact Leland Management to remedy the issue at hand. Community support and compliance are crucial to the integrity and success of Roan Hills and Calesa Township. We urge you to continue assisting the board and management by ensuring that you comply with all the covenants and use restrictions found in your Homeowner Association Documents, which can be found online at RoanHillsCalesa.com for easy reference.

As the management company for Calesa Township and Roan Hills, Leland Management is dedicated to providing great service to the Board of Directors and the residents of Roan Hills. We pride ourselves in helping to ensure that the community retains its beauty and that property values are maintained.

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Wifi

Username: CalesaAmenity
Password: Poinsettia12



Did you know the FAST pools are heated to approximately 82 degrees year-round? Come swim with us at FAST this winter! Our 2022 Winter Pool schedule is now live on FloridaFAST.com.

Still need to buy holiday gifts? Give the gift of swimming! Purchase gift cards at FAST to use for open swim, memberships, team dues, swim lessons, or any program throughout the 2023 year.

With the holiday season quickly approaching, please see our holiday hours below:

- Christmas Eve (Dec 24, 2022): 7 AM - 11 AM.
- Christmas Day (Dec 25, 2022): CLOSED.
- New Year's Eve (Dec 31, 2022): 7 AM - 11 AM.
- New Year's Day (Jan 1, 2023): 10 AM - 3 PM.

For all FAST updates, please visit FloridaFAST.com and follow us on social media @swimfloridafast.



Winter break is almost here! For students attending Ina A. Colen Academy, winter break is December 19, 2022 - January 4, 2023. We hope you have a relaxing holiday season!

The lottery for the 2023-24 school year is open until January 31, 2023. Apply on iacafl.org. Please note if your child(ren) currently attend IACA, you



Come out and support the IACA 5th & 6th grade girls and boys basketball season!

do NOT need to re-apply for the lottery. For more information, please email info@iacafl.org.

Our first annual For the Love of Teachers Fundraising Gala is February 11, 2023. Please be on the lookout for information sent home with your child.

The inaugural basketball season is underway at Ina A. Colen Academy!

The 5th & 6th grade girls & boys basketball schedule is posted on iacafl.org. Go owls!

We are always looking for volunteers! Fill out our volunteer application on iacafl.org.

For all IACA updates, please check your email for news from Principal Avery, visit our website iacafl.org, and follow us on social media @iacafl.

ENJOY IT ALL AT

the Club at Candler Hills

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