

## DEVELOPER UPDATES

### *Colen Built Development*

Happy new year, Calesa Township residents! Things are kicking off to a great start in January!

Progress continues in the second phase of Roan Hills, with water and sewer installation nearing completion on individual homesites as site work wraps up. Light poles have been installed and electrical wiring is being tied in. Installation of the landscaping and walking trails for Phase 2 will begin in January. Residents can look forward to more community exploration to come!

Moving over to Sorrel Glen, mass-grading has been completed in Phase 1. Things are starting to take shape with water, sewer and storm drains installed; underground utilities such as power and fiber lines are still in the works. Sales release for the Sorrel Glen Phase 1 homesites is anticipated to begin this Spring. Stay tuned to the Calesa Township social media pages for the latest updates on homesite and floor plan availability.

Looking further down the road, Sorrel Glen Phase 2 land clearing has been completed and controlled burns will be occurring throughout the month of January to remove the remaining debris from the area. Mass-grading will commence after the first week of the month.

As a reminder, Roan Hills Phase 2 and Sorrel Glen remain active construction areas and are off limits to residents. Please be courteous of construction traffic entering and leaving these areas.



*Residents can look forward to the new Lifestyle Program that will be rolling out by the end of January.*

## COMMUNITY EVENTS

### *Leland Management*

Welcome 2023! We are so excited for our new Lifestyle Program rolling out by the end of January. Events will include a Spring Festival, Summer Bash, movies on the lawn, and more!

We want to hear from you! Please email Kaytlan Forret with any suggestions on events you would like to see happen in your community to [kforret@lelandmanagement.com](mailto:kforret@lelandmanagement.com).

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](http://www.lelandmanagement.com/communities/roan-hills-hoa)

You can also check out the Roan Hills Facebook Page; [Roan Hills HOA - Official](#) for news and updates.

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](mailto:kforret@lelandmanagement.com).

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

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#14637 - 10/22

# MANAGER'S REPORT

Leland Management

Happy New Year Calesa Township Residents from all of us here at Leland Management!

## Decorations:

Please remember to have all holiday decorations removed and stored away on or before January 15, 2023.

## Friendly Reminder:

All changes to the exterior of the home are required to be applied for and approved before the change is made. The ACC Application process can take up to 30 days for review of complete applications. Applications that are not complete will not be sent for review until all items have been submitted. This process is laid out in Chapter 19 and provided at the time of contract.

Please account for this timeline before scheduling any work with vendors.

Thank you, Have a wonderful January!

**Kaytlan Forret, LCAM**

kforret@lelandmanagement.com

352-218-3838

## LET US HANDLE THE HANDY WORK

Moving into a new home can be a lot of work. Let On Top of the World Property Management help get you settled.

From pressure washing to fixture installations, visit OTOWPM.com to see a full list of the services we offer.

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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

## 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](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 this winter season, all plants and grasses will begin to go dormant to protect itself from

temperatures. 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. 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](http://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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Happy New Year! Wishing you a happy and healthy 2023. If your New Year's resolutions are fitness-related, come set and achieve these resolutions at FAST! Swimming is one of the best aerobic, full-body exercises.

Calling all UF and FSU fans! FAST is hosting UF Men and Women's Swim & Dive vs. FSU Men and Women's Swim & Dive on Friday, January 20th, 2023 at 2pm. Come out and support your favorite team! All upcoming FAST events are listed on our website, FloridaFAST.com.

Did you know our Director of Swim Lessons, Gemma Fleming, is a former Olympic Medalist and school counselor? Sign-up for January and February swim lessons today! Third graders can sign-up for our Cannonball Kidz program - free swim lessons for ALL Marion County third graders. FAST also offers private swim lessons. Sign-up for all swim lessons and Cannonball Kidz at FloridaFAST.com.

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



We hope you had a relaxing winter break! The second quarter report card will go home the week of January 9th, 2023.

The lottery for the 2023-24 school year is open until January 31, 2023. Apply on iacafl.org. Please note if your child



Sign-up for swim lessons at FAST! FAST offers free swim lessons for all Marion County 3rd graders.

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

Mark the date for our annual fundraiser! Ina A. Colen Academy will be hosting a Spaghetti Supper and Auction on Thursday, February 9, 2023 at our school from 5:30 - 7 pm. Tickets are \$10 for adults and \$5 for children (5 &

under). Purchase tickets online at iacafl.org or at the door.

All proceeds will go to teacher appreciation, educational field trip costs, special programming, athletics and after-school clubs next school year.

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.

