

DEVELOPER UPDATES

Summer is finally here and we have some exciting updates for the season!

Our land development team is still hard at work completing the main Calesa Township roadway to SW 38th Street. 95% of the curb and lime rock of the road expansion has been installed. Completion is still anticipated to occur mid-summer, just in time for the opening of the Ina A. Colen Academy.

Roan Hills Park officially opened to residents on Saturday, June 18, 2022, following the Makin' A Splash Bash hosted by Colen Built Development. Residents can now enjoy various resort-style amenities, including pool, children's spray pad with shade sail, outdoor covered cabana building with restrooms, playground, multi-purpose lawns, full-court basketball and covered gazebos. Many residents have already been enjoying all Roan Hills Park has to offer!

Not to forget our furry friends, the Roan Hills Bark Park is moving along at a great pace. Installation of the covered pavilion and perimeter fencing is on schedule so we expect to see happy, well-behaved dogs playing together by the end of summer.

Development for the future phases of Roan Hills, located on the North side of the main Calesa roadway, has begun. Site development will continue for the next several month, so please be mindful of large trucks and machinery entering and exiting the area. This section is considered an active construction zone and is off-limits to all residents.



Roan Hills Park is now open to residents.

MANAGER'S REPORT

Leland Management

Meet your new CAM:

Hello Calesa Township Residents and happy July! First and foremost, I would like to thank everyone for the warm welcomes I have received upon joining your beautiful neighborhood.

Being a 20-year native of Ocala, I am in constant awe of the growth we are experiencing in our town. I have been with Leland Management almost 6 years with the majority of my time spent on a developer community, very similar to Calesa. Calesa Township is very special and I am happy to assist you as you settle into your new home.

I look forward to this new endeavor and to meeting all of the Residents. Please do not hesitate to contact me with any questions you may have or to just say "Hi!".

Kaytlan Forret, LCAM
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Manager tips:

Welcome to Summer! The season of sun, beach weather, heat, and unpredictable storms. We encourage all Residents to be proactive about storm readiness. Many outside items can become hazards when a storm hits our area.

Have you prepared or reviewed your storm readiness plan? Below are great resources and information:

- Hurricane Preparedness
- Red Cross
- Hurricane Season Preparedness
- State of Florida

Sign up to receive phone alerts for area specific events at: alertmarion.com.





Sign-up for the Splashing Into Fall Swim Camp! Start your fall with a splash by learning the basic swim strokes - freestyle, backstroke, breaststroke, and butterfly! This camp is open to swimmers ages 3-18 at any swimming level. Swimmers will have access to the spray ground and participate in an art project. Parents are invited to attend on Friday, August 5th to see fast strokes!

Camp Details: August 1st - 5th at FAST. 9:00am - 12:00pm. \$275 per swimmer. Limited spots available. Sign-up through FloridaFAST.com.

Spectators are welcome to come out and see fast swimming during upcoming meets! FAST will be hosting the Florida Age Group Championships (FLAGS), July 14-17, 2022. Free admission for spectators.

FAST is open to the public for swim lessons, open swim, lap swim, and spray ground access. For daily rates and membership information, please visit FloridaFAST.com.

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



Parents! Check your email the week of July 18-22 for an important message from Principal Avery. Information regarding the upcoming school year, the Ina A. Colen Academy After-School Care Program, Lunch, Teacher Assignments, and Classroom Supply Lists will be provided.

The After-School Care Program is looking for board games! Please plan on donating age-appropriate board games at the start of the fall semester.

Ina A. Colen Academy is hosting a book drive to fill our library nooks for the

inaugural school year. Please consider donating new or gently-used books for kindergarten through middle school students. In advance of the school opening you can drop books off at FAST, book drop is located in the lobby.

COMMUNITY EVENTS

Residents, we want your feedback! We are so excited to begin celebrations as a community and want to hear your ideas! Please share with us via email what kind of events and/or groups you would like to see in Calesa Township to kforret@lelandmanagement.com. We look forward to hearing your thoughts and ideas!

PACKAGE CONCIERGE REGISTRATION

Register today for the Package Concierge® system - the automated package management amenity available to you for retrieving packages at your convenience!

Registration: You will receive a "Welcome" email with your unique username & PIN. Once you get these login credentials you are authorized to begin using the system!

Resident Portal: Your Welcome email includes a link to your web portal where you can set your profile preferences such as email/text notifications options. Visit the web portal to find out more > packageconciergeadmin.com.

Package Notifications: When a package is delivered, you can receive notifications via email, text, or mobile app - it's your choice!

To Retrieve a Package: Enter your username on the touchscreen or scan the barcode in your message and enter your PIN if required. Your personal barcode is always in your mobile app if you simply want to use your phone app to login.

MAINTENANCE UPDATES

Leland Management

Thank you to all of our Residents that work diligently to maintain their homes exterior to community standards. During summer, grass and weeds grow at an exponential rate. Mowing, edging, and weed eating all areas of your yard are important to maintain your neighborhood's beauty. Please remember the grass area in between the sidewalk and roadway are also Resident responsibility.

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.

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.