

DEVELOPER UPDATES

Many residents may have noticed some activity by the construction entrance near FAST. Our land development team has begun the work needed to complete the main Calesa Township roadway to SW 38th Street. The estimated completion should occur mid-summer, just in time for the opening of the Ina A. Colen Academy.

To better control traffic, plans are in the works to install speed bumps at both gate entrances into Roan Hills. The gate entry roadway area will be painted to reflect GUEST and RESIDENT lanes, and new traffic control signs to improve traffic flow through the gates will be installed. Traffic may be rerouted during installation of these items.

The Bark Park, located in Roan Hills Phase 1, will also be completed this Summer. Our furry-friends and their owners will enjoy plenty of fenced space to run, play, and relax together in their new community.

As residents move in to their new homes, we would like to remind everyone that Colen Built Development and Leland Management are not responsible for the GPS location of your new address. As with any new development or home, your address may populate incorrectly on many GPS systems. This issue must be addressed directly with Marion County and the GPS provider.

To debunk another myth - the developer is not responsible for cell service within the community. Nor is Colen Built at liberty to install a cell tower to improve reception. Your cell service provider is responsible for the service in your area. We'd encourage you to contact your provider directly to discuss what you can do to improve your service as they may be able to provide you with a device that can improve your signal. Be sure to have WiFi calling enabled on your cellular device as well.



Roan Hills Park will have its Grand Opening celebration on Saturday, June 18, 2022

COMMUNITY EVENTS

We are excited to bring the community to life with our first event, the Makin' A Splash Bash! Taking place on Saturday, June 18, 2022, from 11 am until 2 pm, this event will celebrate the grand opening of Calesa Township's first amenity center, Roan Hills Park. We are looking forward to bringing current residents and future residents together to swim, splash, play, or relax while enjoying food (while supplies last), music, and fun activities for the kids.

While there is plenty of seating available on the pool deck and throughout Roan Hills Park, we do ask that attendees plan to bring their own lawn chairs or blankets as we expect nearly 300 people to attend. Please also bring all of your summer essentials: bathing suits, towels, goggles, sunscreen, and coolers (no alcoholic beverages permitted at Roan Hills Park).

All guests who RSVP'd will need to check-in at the Calesa Township tent for entry and to receive their wristbands, food vouchers, and raffle tickets.

Food will be provided by So Yummy BBQ & Grill, with delicious ice cream being served by Mr. B's Big Scoop.

Guests will enjoy the new pool, playground, basketball court, and multi-purpose lawn at Roan Hills Park. In addition, there will be a DJ, bounce houses, face painting, and balloon twisting for the kids!

To help residents get familiar with some of the fantastic facilities located near Calesa Township, there will be informational tents for The Ranch Fitness Center & Spa, Master the Possibilities Lifelong Learning Center, and Sholom Park.

If you have a child attending Ina A. Colen Academy in the upcoming school year, you may also want to consider making a contribution to the school's library nooks. The academy is in need of books to fill their book nooks for the new 2022 school year. If you have any new or gently used books that you would like to donate, please bring them and drop them off at our drop-off box located at the Calesa Township tent during the event.

Don't forget to stick around until the end for a raffle of some amazing prizes! Participants must be present to win.

Roan Hills Park will be active through your Open Path app beginning on June 18, 2022. For security purposes, residents cannot provide remote access to Roan Hills Park; they must be on-site to use their mobile devices.

MANAGER'S REPORT

Leland Management

Welcome Spring. The weather has turned warm and spring flowers are popping up everywhere. It is a wonderful feeling to stop and enjoy all the color that surrounds us in the springtime.

Like many community associations, we have a set of Architectural Review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association.

OK, but why do we need processes and guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the Architectural Review Committee to work from the same criteria. Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and help you design improvements that comply with the community's standards. And then there's the application and approval part of the process. The Architectural Review Committee members assure you they want the paperwork to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision-making. In fact, they not only provide criteria for the current committee to make appropriate decisions but for successive committee members to make consistent decisions in the future. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

So, next time you submit an ACC Form for review, please be very thorough and include pictures, diagrams, colors, and a boundary survey if needed. If the ACC doesn't have all the information to make an informed decision it will be delayed until all information is provided by the homeowner.

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.



Summer is here, and FAST has something for everyone in the family! FAST is open all summer with swim lessons, open swim, lap swim, and spray ground access available to the public. Memberships are available on a monthly or annual preference, along with daily rates.

The FAST Falcons Swim School provides safe, fun instruction while building confidence for swimmers from 6 months old to adults (18+). The Swim School is structured with different program levels based on the swimmer's experience. Lessons are held all summer — sign-up through FloridaFAST.com.

The FAST Falcons are the official competitive swim team providing training groups for age-group swimmers (5-18 years old) and Masters (18+). Our experienced FAST coaching staff is here to help you reach your swimming and overall health goals.

Spectators are welcome to come out and see fast swimming during upcoming meets! FAST will be hosting the Florida Senior Circuit, June 4-5, 2022, and the Florida Age Group Championships (FLAG5), July 14-17, 2022. Free admission for spectators.

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



We hope you are having a relaxing summer break! The Ina A. Colen Academy faculty and staff are busy at work preparing for the inaugural school year in August.

Ina A. Colen Academy will be hosting a book drive to fill our library nooks for the school year. Please consider donating new or gently-used books for kindergarten through middle school students. Please bring your books to the Roan Hills Park Grand Opening.

If you have children attending Ina A. Colen Academy, please be on the lookout for an email in early July with important information and updates.

MAINTENANCE UPDATES

Leland Management

Property Modifications - All owners considering an exterior modification to the dwelling or the property are reminded to submit an ACC application for approval. This would include but is not limited to, additional landscaping, screen enclosures, fencing, etc. A good rule of thumb...when in doubt, submit an application and gain approval. Please review the Covenants and Restrictions for details. the application form can be found online at www.RoanHillsCalesa.com.

Please Remember: 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. these documents can be found online at RoanHillsCalesa.com.

Leland's Commitment - As management of 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.

PACKAGE CONCIERGE REGISTRATION

We are so pleased to introduce you to the Package Concierge® system - your new 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.