

### DEVELOPER UPDATES

#### Colen Built Development

Due to the soil conditions in Central Florida, depressed areas or holes are not uncommon, particularly in DRAs and pond bottoms. There are several reasons for these holes to open up, but the largest contributing factors are periods of drought followed by heavy rains as we experienced last month.

As a developer, we perform multiple types of inspections and testing prior to any construction activity taking place. Areas of proposed roadways, drainage areas, and homesites are all inspected and tested to ensure that suitable building materials are present underground. All of this information is collected by the project's civil engineer and incorporated into the neighborhood design as a means to ensure that the drainage features (DRAs) of the community function properly.

If depressions or holes do present themselves in the DRAs, the association has at its disposal the tools and specialists to repair these areas quickly and appropriately. The project design engineer and geotechnical engineer work together to perform

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*Red, White, & Boom is a private event for residents to enjoy for FREE on Saturday, July 1, 2023.*

### COMMUNITY EVENTS

#### Leland Management

Please join us for our Calesa Summer Bash on Saturday, June 10, 2023 from 11 am to 1 pm at the Roan Hills Park Pool. Help us kick off the Summer with neighbors, music, food trucks, foam party, games, and more!

We are looking for a few volunteers to assist, if you are interested, please email Kaytlan at [kforret@lelandmanagement.com](mailto:kforret@lelandmanagement.com).

Celebrate Independence Day with live music, dancing, food trucks, fireworks, and more at Red, White, and Boom hosted by Colen Built Development down the road at Circle Square Commons Town Square. This private event will be held on Saturday, July 1, 2023 from 4:30 - 9:30 pm and is for Calesa Township, On Top of the World, and Stone Creek residents only.

Colen Built Development and Leland Management will be cohosting an event prior to the celebration at Circle Square Com-

**Continued on Page 2 >**

**EVERY THURSDAY!**  
YOUR NEIGHBORHOOD FARMERS MARKET  
9 AM - 1 PM




**FARMERS**  
CIRCLE SQUARE COMMONS  
**MARKET.**

8405 SW 80TH STREET, OCALA FL 34481  
[CIRCLESQUARECOMMONS.COM](http://CIRCLESQUARECOMMONS.COM)

#14363 - 8/22

## DEVELOPER UPDATES

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site-specific investigations and determine the best course of repair for the specific issue. After the repair, a final round of testing is conducted to certify that the depressions has been properly repaired and that drainage is functioning properly for the next rain event.

#### OM Home:

The Om Home located in phase 2 of Roan Hills will officially open for residents the last week of June. Stay tuned to the Roan Hills HOA - Official Facebook group for details to come on the grand opening event hosted by The Ranch Fitness Center & Spa!

#### Roan Hills HOA - Official FACEBOOK GROUP



Check out the Facebook group for news and updates. This Facebook group is for residents only and is operated and monitored by Leland Management.

#### 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)

## COMMUNITY EVENTS

### > Continued from Page 1

-mons for Calesa residents. Parking passes will be available for pickup at this event. The parking pass (1 per household) is required to attend the event located at Circle Square Commons. Further details will be shared later this month via Facebook and email.

## MAINTENANCE UPDATES

*Leland Management*

The Roan Hills Park pool is now open. However, additional repairs may still be needed. We appreciate your patience as we work to resolve this issue. The leak in the pool is still being monitored by our team.

To ensure residents continue to have access to a pool and splash pad, we are extending access to FAST for Roan Hills residents through Friday, June 30, 2023. If the Roan Hills Park pool must be closed again for repairs, this extended access to FAST will allow you to still enjoy summer fun in

the water!

#### Lawn Maintenance Reminders:

Please inspect your lawn for the following reoccurring issues noted during recent inspections:

- 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 for any questions or concerns.

#### Architectural Review Reminders:

We are improving our application review process to better serve our Residents. Please email all completed applications to our new email

[OcalaARB@lelandmanagement.com](mailto:OcalaARB@lelandmanagement.com). All applications will need to be completed and attached in one file for further review and approval. Applications that are incomplete may be rejected upon review to ensure the application process can be timely and within the 30-day review time.

## 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](http://OTOWPM.com) to see a full list of the services we offer.

CALL TODAY FOR A FREE ESTIMATE:  
352-854-2394



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



**On Top of the World  
Real Estate, Inc.**  
Property Management



# MANAGER'S REPORT

Leland Management

Happy June Calesa Township Residents! We are gearing up for our Summer months and Hurricane Season. Hurricane Season begins June 1, 2023 in Florida. Please take this time to inventory your home's exterior to ensure what items would need to be apart of your hurricane preparations.

Be sure to sign up for weather updates and storm alerts at [alertmarion.com](http://alertmarion.com).

### Office Closure:

Leland Management will be closed on Wednesday, May 31, 2023 for corporate training. Offices will resume normal business hours on Monday, June 5, 2023.

**Kaytlan Forret, LCAM**

[kforret@lelandmanagement.com](mailto:kforret@lelandmanagement.com)  
352-218-3838

# CALESA TOWNSHIP COMMERCIAL

Colen Built Development

This month, Colen Built Development will be filming a commercial for Calesa Township. Filming will be conducted at several locations on property. While a family has already been cast as the leads for this commercial, we are still looking for extras!

If you and your family are interested in being extras, please fill out an application at

<https://www.mycalesa.com/video-extras/>. If selected, a representative from our team will contact you with further details.

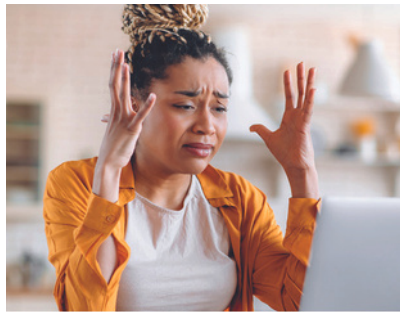
Filming will take place on Wednesday, June 7, 2023. Signs will be posted in advance at the filming locations, please be aware by entering these locations during filming you are giving Colen Built Development and related entities permission to use your image and likeness in Marketing material.

**Dog owners MUST pick up after their dogs and appropriately dispose of feces in plastic bags at designated containers**



# WIFI

**Username: CalesaAmenity**  
**Password: friends1**



## Wi-Fi Troubles?

Learn "How To" troubleshoot common Wi-Fi issues.

Visit [MyBridgenet.com](http://MyBridgenet.com) for a complete list of easy and convenient "How To" videos!

- ✓ How to setup your Gigaspire system
- ✓ How to connect your ONT



SCAN ME

DIRECTV DEALER



CALL NOW: 352-873-4817

LOCATED IN CIRCLE SQUARE COMMONS:  
8413 SW 80th Street., Suite #1, Ocala, FL 34481

VISIT US ONLINE: [MyBridgenet.com](http://MyBridgenet.com)

FOLLOW US ON FACEBOOK:  
[Facebook.com/BridgenetCommunications](https://www.facebook.com/BridgenetCommunications)

#15086 - 05/23

**World Home Improvements offers creative solutions to upgrade your everyday spaces with function and style!**

- Outdoor Living Spaces
- Lanal and Sunroom Conversions
- Custom Laundry and Closet Organizers

- Kids Outdoor Play Structures
- Reduce your electric bills with the addition of Solar Panels








SCAN ME

**FREE CONSULTATIONS!**  
**352.387.7479**  
[remodeling@ctowfl.com](mailto:remodeling@ctowfl.com)  
[WorldHomeImprovements.com](http://WorldHomeImprovements.com)



## SUMMER SAVINGS

# \$10 OFF \$40

MUST PRESENT COUPON AT TIME OF PURCHASE. MUST PURCHASE A MINIMUM OF ONE ENTREE. CANNOT BE USED IN CONJUNCTION WITH ANY OTHER DISCOUNT, PROMOTION, OR COUPON. 1 COUPON PER CHECK. VALID FROM JUNE 1 - 30, 2023.

Mon. - Thurs. 11 am - 8 pm • Fri. - Sat. 11 am - 9 pm, Sun. 9 am - 8 pm • Happy Hour 2 pm - 6 pm



[/theclubatcandlerhills](https://www.facebook.com/theclubatcandlerhills)

[TheClubatCandlerHills.com](http://TheClubatCandlerHills.com)

[/theclubatcandlerhills](https://www.instagram.com/theclubatcandlerhills)



Join us for a Sunset Swim at FAST on Saturday, June 10, 2023 from 5 - 9 pm!



There's still time to sign-up for our Summer Camp! The camp offers 4 weeks of swimming, group activities, and outdoor fun!

**Week 1**

June 5-9, 2023

**Week 2**

June 12-16, 2023

**Week 3**

June 19-23, 2023

**Week 4**

June 26-30, 2023

\$135 per child, per week. Ages 7-14. Sign-up for all 4 sessions and receive a discounted price. Visit [FloridaFAST.com](http://FloridaFAST.com) to register. Sign-up in person for a sibling discount.

Join us for a Sunset Swim on Saturday, June 10, 2023 from 5 - 9 pm! Enjoy outdoor swim, lights, and entertainment! FAST Fuel will be offering a hot dog and chips dinner combo for only \$3.50. Pre-sale tickets for this event are \$4 online and \$5 at the door. Visit [FloridaFAST.com](http://FloridaFAST.com) to purchase tickets.

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



It's been a memorable and terrific inaugural year at Ina A. Colen Academy!

Thank you to our teachers, faculty, parents, and students for contributing to the success of our first year. Have a great and safe summer!

Join us this summer at the Ina A. Colen Academy Summer

Innovations Program!

The program will offer six themed weeks with the option for Early Drop Off Care (7:30 am - 9 am) if needed.

**Week 1**

June 12-16: Around the World

**Week 2**

June 19-23: Story/Play/Book

**Week 3**

June 26-30: Crime Solver

**Week 4**

July 10-14: Sci-Fi Week

**Week 5**

July 17-21: Living the Wild Life

**Week 6**

July 24-28: Olympics

This program is open to all students 5-14 years old and you do NOT have to attend Ina A. Colen Academy to participate. \$230 per child, per week. We are offering a 25% sibling discount. Please visit [iaacfl.org](http://iaacfl.org) to register.



**SUMMER SWEAT SERIES**

Join today and get ready to break a sweat this summer at The Ranch!

Join us this June & July for a series of educational classes and workouts aimed at motivating you to achieve your fitness goals!

Pick up your 'Summer Sweat Series' packet at reception desk when you register.

**This special fitness series is FREE for all members.**

Members must register at the reception desk by Saturday, June 3, 2023.

**THE RANCH**  
FITNESS CENTER & SPA  
RanchOcala.com  
8385 SW 80th St, Ocala, FL 34481