

DEVELOPER UPDATES

Happy Fall! Development continues to progress all over Calesa Township!

Beginning with Roan Hills, the long awaited trail shade structures are now completed. The trail structures will function as great locations for walkers to rest and congregate along the extensive trail system throughout the community. Residents can look forward to a fun surprise to be installed at the trail shade structures by November. The neighborhood Pavilion is also finished; stay tuned for information on planned events to be held there.

The neighborhood Bark Park is now complete and open for residents. Please be aware that small and large dogs should be separated according to their weights. Signs will be posted on gate entrances with weight limits and rules. A dedication ceremony will be hosted by Leland Management on October 8, 2022. Read the Community Events portion of this newsletter for more details.

Land development activities continue just across the road at Sorrel Glen. The controlled burning of the land is now complete and earthwork has begun. Underground utilities have begun to arrive and are scheduled to start installation over the next few weeks. As a reminder, be aware of heavy equipment and construction vehicles entering and exiting this area and to yield when entering the roundabout near Sorrel Glen. The land development area remains an active construction zone and is off limits to residents.

We hope all of our residents enjoy their first Halloween in their new homes!



The Roan Hills Bark Park will have its dedication ceremony on October 8, 2022.

COMMUNITY EVENTS

Leland Management

We are so excited to announce the Bark Park is almost complete and ready for use! Please join us on Saturday, October 8, 2022 at 10:00 AM for the ribbon cutting ceremony. We will have raffles and giveaways for our Residents and their four-legged companions.

Please help us plan our first neighborhood Halloween party! Email your ideas or suggestions to kforret@lelandmanagement.com.

The new 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 occupying Residents only.



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MANAGER'S REPORT

Leland Management

Hello Calesa Township Residents and happy Fall! Fall and Halloween decorations can be placed on porches now, please refrain from yard and house decorations until October 22nd, 2022.

The approved species list for plants and hedges have been finalized. This list will be emailed out to all residents following this newsletter.

Although plants are pre-approved, all changes to the exterior of the home must first be reviewed and approved by the board before changes are made.

The ACC Application review process can take up to 30-days. Please do not begin any work until after receiving an approval. The ACC may request additional information during their review of applications.

Kaytlan Forret, LCAM

kforret@lelandmanagement.com
352-218-3838

Manager Tips:

OpenPath:

The car sticker reader at the West Gate is currently down due to a lightning strike. Please use the OpenPath app at the West Gate to gain entry. The East Gate sticker reader is still active and working. Any changes will be communicated via email and social media.

Please remember that guest passes will not open the North or South Pool Gate. All Residents must be present with their guests at all times. Residents are responsible and liable for all guest activity.

If you are unsure of how to utilize the OpenPath app or its access options, please contact me at any time for assistance.

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 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.

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The first annual FAST Fall Festival Event will be Saturday, October 29, 2022 from 4 pm - 7 pm! Come out to FAST to enjoy our FREE Candy Crawl, swimming and spray ground access, costume contest, prizes, and more! This event is FREE and open to the public.

Sign-up for fall swim lessons with the FAST Falcons Swim School! October and November lessons are now available. Sign-up at FloridaFAST.com.

Host your next party at FAST! View our party packages at FloridaFAST.com. Call 352-820-4222 to book!

Check out our Fall Pool Schedule on FloridaFAST.com for open swim, lap swim, and spray ground access. Fall swim lesson registration and Falcons club team registration are also live!

Interested in swimming but don't know where to start? Take our swimmers quiz on FloridaFAST.com to find the FAST program for you!

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



The first annual FAST Fall Festivities will be Saturday, October 29, 2022, from 5 - 8pm at FAST.



Please be on the lookout for "News You Can Use" in your email inboxes from Principal Avery.

Are you interested in volunteering at our school? Visit our website to fill out the volunteer application!

The Back to School Open House has been rescheduled for October 18t, 2022, from 4:30 pm - 7:00pm. We are opening the school from 4:30 pm to 5:30 pm for time to shop at the Book Fair and enjoy dinner available for purchase at the taco food truck!

WHAT'S HAPPENING NEARBY?

HAPI Harvest Day
Saturday, October 29, 2022
12 pm - 4 pm | Sholom Park

Celebrate HAPI Harvest Day at Sholom Park with some FALL-tastic fun for all ages. Wear your Halloween costume and visit the interactive and educational trick-or-treat stations. Search high and low for the painted pumpkins and shake your BOO-ty at the Monster Mash Dance Party. Enjoy live musical entertainment on stage and eat, drink & be scary at a participating food truck. Learn more at SholomPark.org.



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