

## DEVELOPER UPDATES

New construction activity remains in full swing throughout the community.

Several of the community trail head kiosks have been completed, and the large neighborhood pass-thru shade pavilion is getting its finishing touches. The neighborhood Bark Park is fully fenced, and the shade structure is complete. Stay tuned for information from Leland Management regarding the grand opening celebration of the Bark Park.

Land development activities continue for Sorrel Glen, Calesa's next neighborhood. Residents may have noticed several controlled burns take place last month which are necessary to clear the land of damaged trees and brush in order to ready the dirt for grading. Once grading is completed the installation of underground utilities will begin.

Be aware of heavy equipment and construction vehicles entering and exiting this area over the coming months and remember to yield when entering the roundabout near Sorrel Glen. As a reminder, Sorrel Glen remains an active construction zone and is off limits to residents.

The speed limit posted for SW 67th Avenue is 30 miles per hour. Please be mindful as vehicle, golf cart, and pedestrian traffic has increased due to the opening of the Ina A. Colen Academy for the 2022 - 2023 school year, as well as West Port High School also now being in session. Programming at FAST is now a daily activity which brings additional traffic to SW 63rd Street. Please obey the rules of the road and be courteous to resident drivers and guests alike.

# Calesa Connection

SEPTEMBER 2022 EDITION



*Land development progresses in the next neighborhood of Sorrel Glen.*

## COMMUNITY EVENTS

*Leland Management*

Thank you to all of our Residents that attended the Back to School Bash held on Saturday, August 6, 2022 and generously donated books to help stock the library shelves at Ina. A. Colen Academy.

Please continue to share your ideas and events you would like to see happen via email to [kforret@lelandmanagement.com](mailto: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](mailto: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 September! We hope all of our parents and students are finding their groove back into school schedules and activities. Please be attentive to school children making their way to and from the school and bus stops each day.

As we gear up for the holidays and get ready to start decorating, below is the established timeline for home decorations:

### Federal Holidays:

Set up may commence one week before and must be removed within one week after.

### Halloween:

Set up may commence one week before and must be removed within one week after.

### Christmas:

Set up may commence one week before Thanksgiving and must be removed by January 15, 2023.

For more guidelines on holiday decorations, please refer to Chapter 12.10 in the governing documents.

### Kaytlan Forret, LCAM

kforret@lelandmanagement.com  
352-218-3838

### Manager Tips:

#### OpenPath:

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.

## 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](http://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.

## 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 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](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.



Wifi

Username: CalesaAmenity  
Password: Harvest#



This September, FAST is launching Cannonball Kidz! Cannonball Kidz offers FREE swim lessons at FAST for all Marion County 3rd graders. Stay tuned to [FloridaFAST.com](http://FloridaFAST.com) and our social media (@swimfloridafast) for more information and how to sign up.

Interested in hosting your next party or gathering at FAST? Book today! Call 352-820-4222 for our party and rental packages.

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

For all FAST updates, please visit [FloridaFAST.com](http://FloridaFAST.com) and follow us on social media @swimfloridafast.



Children complete a group activity on the first day of school at Ina A. Colen Academy.



We are off to a great start to the inaugural 2022-23 school year at Ina A. Colen Academy! Thank you for your patience as we start out the year as a brand new school.

The weekly breakfast and lunch menus will be posted on [IACAFL.org](http://IACAFL.org) each Friday. Please continue to check our website and social media for important updates.

Go Owls!

## WHAT'S HAPPENING NEARBY?

**Walk for FASD Awareness**  
**Saturday, September 17, 2022**  
**4 pm | Sholom Park**

Help the Florida Center for Early Childhood and FASD United raise awareness about Fetal Alcohol Spectrum Disorders by participating in a 5K Walk/Run. Bring some water and the family! All levels of activity/ability are welcome. For more information and to register for the event, please visit [runfasd.org](http://runfasd.org).



## 5K RUN & WALK

SATURDAY, SEPTEMBER 17 @ 4:00 PM

HELP THE FLORIDA CENTER AND FASD UNITED RAISE AWARENESS ABOUT FETAL ALCOHOL SPECTRUM DISORDERS BY PARTICIPATING IN THIS EVENT! BRING SOME WATER AND YOUR WALKING SHOES!

[REGISTER HERE!](#)

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