

CALESA CONNECTION

JUNE 2025 EDITION



DEVELOPER UPDATES

Colen Built Development

Perlino Grove

Momentum is building in Calesa Township's newest neighborhood, Perlino Grove! Home sales remain strong, reflecting high demand and growing interest. Construction is set to begin soon, marking the exciting phase of development!

Landscape Update

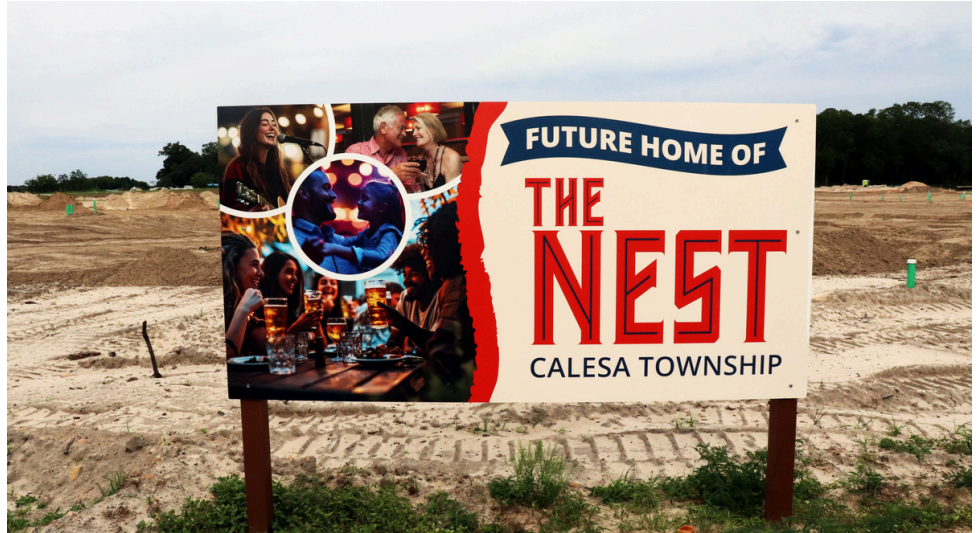
A newly appointed horticulturist is bringing fresh energy to the landscape and maintenance efforts along SW 67th Avenue. With thoughtful enhancements underway, the area will soon boast improved aesthetics—creating a more welcoming and enjoyable environment for all residents.

Road Construction Update

Construction has been completed on SW 73rd between Sorrel Glen Phase 2 and Perlino Grove. **This road is awaiting final clearance from the municipality and is not yet open for use.**

Kimberly's Center 5K Impact

The 13th Annual Race Against Child Abuse was held at Calesa Township on Saturday, April 26, 2025.



Site development is progressing as scheduled for The Nest!

Thanks to your incredible support, 1,065 runners participated and together we raised \$114,000 to directly fund vital child protection services.



COMMUNITY EVENTS

Save the dates!

June 14, 2025 10 AM - 12 PM

Summer Safety Awareness Event!
Calesa Adventure Park | June 14, 2025, | 10:00 AM - 12:00 PM Keep Your Kids Safe and Have Fun this Summer! Join the Calesa Crew for a free exciting and educational morning at the Summer Safety Awareness event at Calesa Adventure Park! This event is designed for Calesa residents and children, focusing on vital safety tips for outdoor fun.

June 28, 2025 6 PM - 8 PM

The HOA is throwing a Summer Bash Saturday, June 28, 2025, at the Emerald Pavilion and event lawn. During this event there will be fun activities for all to enjoy, including facepainting, games, music, food trucks and more!

Please be sure to attend the Summer Bash and pick up your resident parking pass for the Patriotic Celebration held at On Top of the World on July 4, 2025. Stay tuned for the event flyer for more details.



SCHOOL UPDATES

Summer Camp registration is open! Sessions are held weekly through the end of July. For more information and registration, visit IACAFL.org.

Have a fun and safe summer! Stay tuned to IACAFL.org and social media (@iacafl) for Back-to-School updates.



Summer Camp Registration Ages 6-14

FAST and Ina A. Colen Academy are teaming up to host an epic summer camp! Activities include swimming, indoor gymnasium play, outdoor games, scavenger hunts, classroom arts and crafts, STEM projects, and making friends and memories! This camp is open to all children. Full and half-day camp options are available.

For more information, visit FloridaFAST.com/camps.

Summer Swim Lessons - Enrolling Now!

With morning and afternoon options available, our Red Cross Water Safety Instructors (WSIs) provide expert instruction tailored to your child's age and skill level.

- Ages 6 months and up
- Small group and private options available

For more information and registration, visit FloridaFAST.com/fast-falcons-swim-school.

For pool schedule, facility hours, and event updates, please visit FloridaFAST.com and stay tuned to social media (@swimfloridafast).



JOIN OUR "CREW"

Calesa Township Sales Team

The Calesa Crew will be hosting a Summer Safety Awareness Event on Saturday, June 14, 2025, from 10 am - 12 pm at the Calesa Township Adventure Park. Stay informed on safe summer practices with guest speaker Jonathan Miller, Senior Health and Safety Manager for Colen Built Development. Attendees are invited to participate in all the informational safety stations including bicycle, skateboard, and playground safety. All attendees will receive a prize for participating! An ice cream truck will be onsite for a sweet treat for attendees to enjoy.



FATHER'S DAY

Surf & Turf Special

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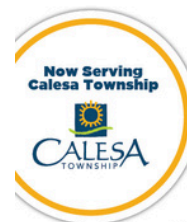
[TheClubatCandlerHills.com](https://www.theclubatcandlerhills.com)



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MANAGER'S REPORT

Leland Management

Community Reminders

Lawn maintenance: With the rainy season upon us please make sure that your yard work doesn't fall behind. The most noticeable violations within the community are typically cited for lawn maintenance. Please ensure your lawn is mowed, edged and free of weeds. If grass grows into the mulch or stone beds this is considered weeds in landscape beds and may lead to a violation notice.

Pets: Must be leashed at all times unless they are within a fenced in yard. Animals may not run at large through the community. Waste stations are also placed throughout the community. It is your responsibility to clean up after your pet.

Facility Use: Please make sure all children under the age of 14 are accompanied by an adult while using the common areas and recreational facilities. Gate access is allowed for ages 14 and older for the basketball court and the pool. Please reach out to your community manager for access if needed.

Please make sure children are using the sidewalks while riding bikes, scooters and/or hoverboards within the community and that they are not riding over any residential lawns to get to their destination.

All recreational facilities are open for use during daylight hours. this includes the Bark Parks, playgrounds and green spaces.

The Roan Hills Pool hours are posted at the pool gates as these hours are seasonal. The facility rules are posted at each facility.

Golf carts: All golf carts must be registered with the HOA. All drivers of said golf carts must be listed on the insurance that is provided to the association when the cart is registered. Children who are not listed as drivers or do not have a valid driver's license are not permitted to drive within the community. All of the golf cart rules, and registration information can be located on the community website.

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#15289-03/25

Community Reminders:

continued from pg. 3

Modifications: All changes to the exterior of your home or homesite will require approval from the HOA.

All of the modification forms and documents can be located on the community website. If you have any questions regarding changes you wish to make, please contact your community manager.



MAINTENANCE UPDATES

Leland Management

Gate updates:

All damaged gates have been shut off and left open for safety reasons. Vendors have been notified for repair or replacement. The SG central exit gate has been ordered, and we are currently awaiting an update from the vendor regarding availability, as these gates are custom-made for Calesa.

AMENITY WIFI



User: CalesaAmenity
Password: CaLeSa47Saddle

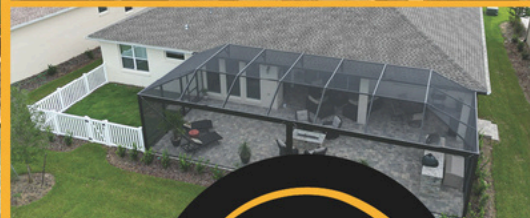


JOIN THE OFFICIAL FACEBOOK GROUP

Search for "Roan Hills HOA - Official" under groups on Facebook.

This group is for residents only and is operated and monitored by Leland Management.

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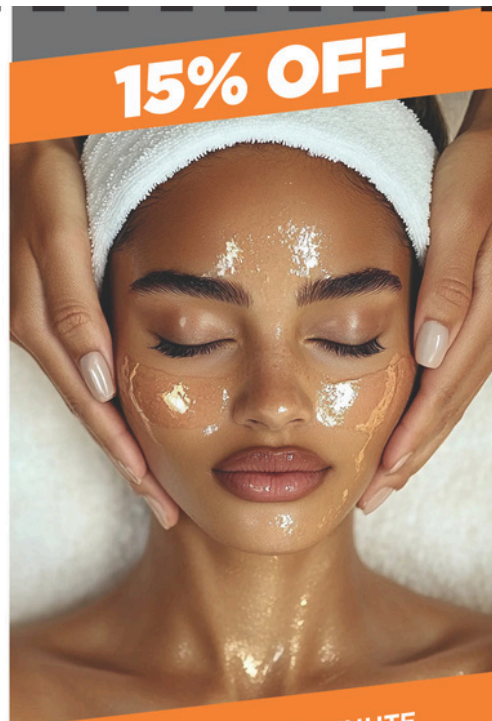
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