



# Lexington Oaks News

THE OFFICIAL *Newsletter* OF LEXINGTON OAKS

## *the* President's message

**Happy Mother's Day** to all the moms in the neighborhood!! This year our Mom's special day falls on Sunday May 12. Treat her well every day but be extra kind on Mother's Day.

**Memorial Day** - Please see right column for information on a Memorial Day ceremony being held outside at the Lexington Oaks Community Center. It sounds like a very nice way to honor those who have made the ultimate sacrifice for our freedoms.

**Graduation Signs** – We look forward to seeing the signs honoring your graduates of all levels of education. Signs must be no larger than four square feet, may be displayed beginning May 1, and must be removed by July 4. Congratulations to all and we wish you the best on the next adventure on your life's journey.

**Architectural Applications** – We have noticed that several homeowners have been replacing the lights on the sides of their garage doors without submitting an application. Any outdoor lighting, as well as any outdoor project, must first submit an application to, and receive approval from, the Architectural Control Committee before making any changes. The ACC/HOA has the authority to have you remove or redo any improvement that was done without approval.

**Street parking** – We have received many complaints about cars parking on the streets overnight. Pasco County does not allow street parking, but we all know they don't seem to ticket anyone for doing so. The streets in our non-gated villages are

controlled by the county so the HOA does not have authority to give violations for parking. This creates quite the predicament for all of us. It's in everyone's best interest if you do not park on the street as it creates an inconvenience for all who drive by, especially emergency or large vehicles. And as they say, "just because you can do something doesn't mean you should". Please park your cars in the driveway or in the garage.

**Watering** – As we enter the rainy season, please be aware of the one day a week the county has authorized you to water your lawn. Pasco County Code of Ordinances, Part 1, Chapter 62, Article II, Division 3 provides the following schedule.

If your house number ends in:  
0 or 1  
2 or 3  
4 or 5  
6 or 7  
8 or 9

You may water on:  
Monday  
Tuesday  
Wednesday  
Thursday  
Friday

**Weeds** – We just can't get away from them! Our RealManage inspector has said they are showing their unwanted selves in grand fashion. If you or your landscape crew could take notice of your planting areas, the cracks in your driveway, and along your homes and eliminate those weeds it will keep you from getting a much unwanted violation letter.

**Management Company Update** - In the March newsletter, I mentioned that we were reviewing our contract and relationship with RealManage to determine if we should stay with their services or move on to another company. After researching several other companies, and interviewing three, we have decided to remain with RealManage. They have made several concessions and have proposed a multi-year contract. We are in the final stages of negotiating those details. In reviewing the final three companies it appeared that at least 2 of them were offering a lesser yearly fee. However,

RealManage includes many of the items in their contract for which the others would charge extra. When those costs were calculated into the other companies' costs, theirs would have been about equal to, or more than, the RealManage fee. We have been satisfied with the overall level of service provided by RealManage and we feel that, at this time, the complexities involved with onboarding a new company would be too risky with no financial benefit. In a few years the same exercise can, and should, be conducted and maybe there will be a different outcome.

**Please join us for our next HOA meeting to be held on Wednesday May 8, 2024 at 6:30 PM in the Lexington Oaks Community Center.**

*Eileen Ozar*



**Memorial Day Ceremony at Lexington Oaks** – there will be a Memorial Day Remembrance Ceremony held at the Lexington Oaks Community Center under the Flag Pole on Monday, May 27, 2024 at 11:00am. Ceremony will be conducted by Churchill residents John Poore and Bill McKnight along with a Brass Quintet providing patriotic music. Please join them in this day of remembrance for those who paid the ultimate sacrifice for our nation.

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# Lexington Oaks Master Homeowner's Association

## Board of Directors

Eileen Ozar	President	248-505-2815	e.l.ozar@live.iup.edu
Don Hanna	Vice President	330-931-2905	donal dhanna@gmail.com
Linda Staskiel	Secretary	813-610-4749	lindastaskiel@hotmail.com
Marie Miller	Treasurer	813-843-0079	mmrtm60@gmail.com
John Phommavongsai	Director	813-382-9096	johnphomm@gmail.com
Chris Remley	Director	251-402-1678	cremley@amerisure.com
Mike Trowse	Director	256-655-2700	steamertrowse@gmail.com

[www.MyLexOaks.com](http://www.MyLexOaks.com)

## Management Company (Real Manage)

Melissa Howell	Property manager	1-866-473-2573	lexoaks@ciramail.com
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[www.RealManage.com](http://www.RealManage.com)

## Architectural Control Committee (ACC)

Don Hanna	Director	330-931-2905	donal dhanna@gmail.com
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## HOA Community Newsletter

Eileen Ozar	Newsletter Coordinator	248-505-2815	e.l.ozar@live.iup.edu
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## HOA Community Web Site

Rick Carroll	Website Coordinator	813-690-9901	rickcarroll.lexoaks@gmail.com
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## Community Center

Lexington Oaks Clubhouse(CDD)	Community Facilities	813-907-8718	lexoaks1@gmail.com
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## Covenant Enforcement Committee ( CEC Fining Committee)

Mark Daubney	Chairman	813-748-3775	mdaubney@tampabay.rr.com
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## Lexington Oaks Security Patrol

**Mission Statement:** The mission of The Lexington Oaks Security Patrol (LOSP) is to provide its residents with a safe community and to improve the overall quality of its development through education, community awareness and by identifying and reporting suspicious activity in their neighborhoods.

## LOSP Board of Directors

President	John Kostialik	Secretary	Lil Foreman-Herrejon
Treasurer	Mel Wolff		

## PIMLICO POST

We couldn't have asked for better weather for our Block Party! Tony and his committee members did a fantastic job! Everyone said they had a great time!

At our Board Meeting, there was a lot of information shared. Ron and our landscaping company owner will be walking through Pimlico assessing where sod replacement needs to be done. We will be increasing fertilization and weed control treatments this year. However, it does no good if you turn off your irrigation for your lawn. Treating the lawns without watering will burn/kill the lawn. If we are to have a great looking village, we need your cooperation and involvement. Plant beds will also be sprayed for weed control.

Our mowing is scheduled for Fridays. Occasionally it rains and is too wet to mow without making ruts in the lawns. Ron will cancel mowing if it is too wet.

It has been noticed that some cars are parking on the grass. This is prohibited due to the irrigation system. The weight of the vehicle can cause damage.

Our reserve study is scheduled for May. After the assessment is done, the Board will review all the information. If all goes on schedule, we should have details on our finances for the June meeting.

If you still need a copy of the 2024 Board/Committee members and their contact information, it will be available at the June Board meeting. You might notice a few of the lounge chairs at the pool missing in the next few months. The Board voted to have the chairs sent out six at a time for strap replacement.

Not to sound redundant but driving over our 15 mph speed limit has not improved. If you are that much in a hurry, leave earlier!

**Our next Pimlico HOA Board meeting is Monday, June 10th at 7 p.m. at the Lexington Oaks Clubhouse. Please plan on attending.**

Randy Adams    President    RandyA3468@gmail.com

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## Help Pasco Sheriff's Office Maintain Safe Waters

Beautiful waterways and glorious beaches are a perk of living in Florida, but they come with responsibility for those who choose to enjoy them from the water. Pasco Sheriff's Office's Maritime Operations Unit is ready to serve those heading out on the water as warmer temperatures beckon, but citizens can do their part when preparing for a day on the water by having safety at the top of their minds.

Before heading out on the water, make sure you have all the essentials. That includes enough life jackets for everyone on board, fire extinguishers, visual distress signals and sound producing devices, as well as the proper registration documents and decals. Ensure that your vessel's navigational lighting is functioning properly before you head out. Depending on the size of your vessel, additional equipment, such as a throwable flotation device, may be required. Pack a fully charged phone equipped with GPS, as well as a backup battery or charger, to ensure you can call for help if needed. Boating safety classes are encouraged for all, but may be required for certain people operating a vessel.

File a float plan with someone on land before leaving. In the event you're late returning from your day on the water, this person should know where you put your vessel in, where you planned to go, how many people were on board, the type of vessel you're on and its registration information. It's also helpful to provide the information about your tow vehicle, such as make, model, color and tag information. This information greatly assists first responders if they need to begin a search for you or in the event of an emergency.

When you get to a boat ramp, stop somewhere safely out of the way of others loading or unloading boats to prepare your own vessel for launch. This is also a great time to perform a vessel safety check before unloading. While this also helps alleviate wait times at the ramp, remember to pack your patience as launches may experience longer wait times.

Once underway, pay attention to all signage, including channel markers, and know the limits of your vessel. Adhere to idle speed and no wake signs and keep an eye out for wildlife. Additionally, use extra caution when boating near areas where swimmers may be present, such as near

sand bars or islands. Keep an eye on the weather as well; it can rapidly change with little to no warning.

Being on the water affects you in ways you might not realize. It's easy to become dehydrated on a boat or in the water, so make sure to drink plenty of water, especially if your day includes alcoholic beverages. Boating under the influence, including on personal watercraft such as jet skis, accounts for a third of all boating fatalities. Between the motion of the vessel, the sun's glare and other factors, it takes less alcoholic beverages to begin feeling the effects on the water, as opposed to being on land. Always designate a sober captain.

Swimming safety is equally important. With Pasco County's myriad bodies of water, learning to swim can save your life. Keep an eye on children near the water and use flotation devices when necessary. Learning CPR means you'll be able to assist during an emergency until first responders can reach you. If swimming in the Gulf of Mexico, make sure you do so in designated areas or away from areas boats commonly traverse.

Pasco Sheriff's Office's Maritime Operations unit is ready to keep you safe as you head out on the water. Safety is everyone's job, and by following some simple guidance and planning ahead, your day on the water can be pleasant for everyone. Stay safe this summer, Pasco!

## Churchill Villas

**Property Manager Update** – Kim Pennington has recently left First Service Residential. Jessica Pearson, Regional Manager will be standing in until a replacement is found. We thank Kim for her dedication and hard work for Churchill over the years. She was an excellent partner and we wish her the best.

## Pedestrian Gate, Pool & Restroom

**Keys** – As the board continues the re-keying of these areas, if your key does not work, please email [churchillvillas@gmail.com](mailto:churchillvillas@gmail.com). If you have received a new key, please test in all three places to ensure your keys work before requesting a replacement. This process has been a bit of a challenge, but should be completed soon. We appreciate your patience as the Board works through this project.

**Golf Cart Path Bushes** – Many thanks to Elias (Lee) Tsambiras, Pat Vaughn and Janie Yare for replacing the dead bushes along the golf cart path on Cannonade. Neighbors taking the

initiative and working together is that makes Churchill so special!

**New Sod Project** – Sod has been replaced throughout the community in the identified worst areas that needed it. So far it is looking good and taking root. With new sod, comes lots of watering. To ensure the sod does not die, please water thoroughly.

**Caution When Driving** – As our weather has turned more inviting, we are seeing more and more activity outdoors by our neighbors. Please be cautious when driving not only on the roads, but pulling out of garages and drive ways. Take the moment for that extra look for anyone who may be walking or riding a bike to avoid anyone getting hurt.

**Memorial Day Ceremony at Lexington Oaks** – there will be a Memorial Day Remembrance Ceremony held at the Lexington Oaks Community Center- under the Flag Pole on Monday, May 27, 2024 at 11:00am. Ceremony will be conducted by Churchill residents John Poore and Bill McKnight along with a Brass Quintet providing patriotic music. Please join them in this day of remembrance for those who paid the ultimate sacrifice for our nation.

**H.O.A Board** – Thank you again for our volunteer board that services Churchill. We have been blessed over the years to have residents step up and volunteer to serve from time to time or for several years. Some residents have asked what happens if we cannot voluntarily fill our board positions. Below are a few steps that would take place if we did not have the minimum required volunteer board members:

- Florida Statue Section 720.3053 states a "receiver" would be appointed to manage the affairs of the association until a volunteer board is in place.
- The appointed "receiver" is not voluntary, but compensated at a minimum of \$150 per hour and up to \$300 per hour plus reimbursement of all costs, attorneys' fees and court costs payable from the associations' funds. This, of course, would be a dramatic impact on the associations' reserves and could possibly affect common-area maintenance, repairs and general upkeep of our community.

So before idle talk leads to misinformation regarding the work conducted by our board, please take the time to attend a meeting. Learn first hand what is happening and what is being worked on. Lend your knowledge and expertise to the community you live in to help keep us vibrant and moving forward. This is what makes our community strong, valuable and a desired area to live in.

Pat Donahue President  
[PatriciaDonahue99@aol.com](mailto:PatriciaDonahue99@aol.com)

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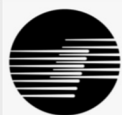
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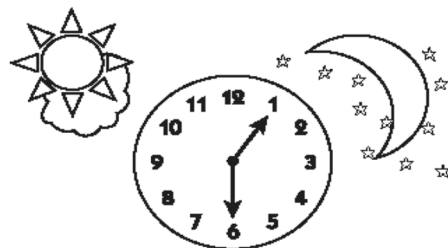
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Community  
Development District**



**Board of Supervisors**

Chairman

Rick Carroll  
690-9901  
rcarrollcdd@gmail.com

Vice Chairman

Terry Bechtel  
973-1879  
tbechtel-  
lexoakscdd@gmail.com

Asst Secretary

Scott Carlson  
Lexoakscddseat3  
carlson@gmail.com  
813-784-7990

Asst. Secretary

Bill Palermo  
bpalermolexoaks2@gmail.com  
997-1354

Asst. Secretary

Cindy Cox  
428-5440  
cindycoxlexoaks@gmail.com

**Management Company  
Severn Trent**

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www.severntrent.com

District Manager

Robert Nanni  
991-1116  
bob.nanni@inframark.com

**Community Center Staff**

907-8718  
lexoaks1@gmail.com

Property Manager

Todd Wilhelmi

Receptionist

Judi Clark

Receptionist

Sharon McMinn

Services

Doug Johnson

Services

Ellie Cody



**Lexington Oaks CDD – APRIL 2024 Newsletter**

Spring is in the air and the warm temperatures are on the way! As such the community will be more active with the longer days so please be aware of your speeds as you drive through the community. Just to put it out there for all to be aware of, there has been discussions of increased law enforcement activity monitoring throughout our community and especially Lexington Oaks Blvd.

The CDD has been working with a landscape architect to make upgrades to our main entrance including ideas to consider with the fountains on both sides of our entrance. They are getting older and the chlorinated water has impacted our landscaping in this area. We have reviewed some very nice options but financially we are not in a position to redo the entire entrance so we will be putting the landscape architect on hold until we have some answers in regards to the pending litigation.

Speaking of litigation, I'm not sure how much our residents are aware of a lawsuit filed by the Lexington Oaks of Pasco HOA and the Lexington Oaks CDD and also Pulte Home Company, LLC. This relates to an issue over ownership of the sidewalks that are in front of homes not within common areas (CDD owned areas) as the CDD already maintains, pressure washes and replaces CDD owned sidewalks. I would encourage all residents to become active within the community to learn more about the matter at hand. It's truly sad and disappointing that we are in the situation we are in as the only people who win in a lawsuit are lawyers. We as a community need to come together to get this resolved as the money needed will either come out of the left pocket or the right pocket. One way or another Lexington Oaks residents will be the ones stuck paying all of the costs of which will include lawyers, court costs and lastly the ultimate repair and replacement of sidewalks in front of residences.

While on the topic of money, I don't know if you are aware but back last year in September of 2023, the HOA entered into a 10 year agreement with Frontier and the HOA received \$237,200 for this agreement. What we as a community get for that money has been somewhat kept under wraps. I find it interesting that the HOA doesn't own a single asset but yet they have entered into an agreement as the "property owner" that could potentially attempt to force the homeowners into a bulk agreement with Frontier. We hope to have this agreement posted on our community website for each resident to review and come to the HOA meeting for clarification and explanation (May 8th or June 12th both at 6:30pm). To this day, there has been very little published regarding the specifics of what this money is to be used and the benefits to homeowners, so we are all due a full explanation as to why so little has been said since execution of agreement back in September 2023?

Lastly, the CDD board will be losing the services of Cindy Cox as Cindy has decided not to seek re-election for her position in the fall. She has been a tremendous asset to our community with her impeccable sense of design. She will genuinely be missed. As a result, I would encourage anyone that is interested in serving your community to consider coming to CDD meetings (Workshops May 2 and June 6 both at 9:00am and CDD Board Meetings on May 16th and June 20th both at 6:30pm) to see what they are all about and consider putting your name in the hat. This year we have 3 positions up for re-election with Bill Palermo and Rick Carroll seeking re-election and then Cindy's open seat as well. Both Rick and Bill bring a lot to the community and have been tremendous to work with on the board.

We hope everyone is enjoying your spring! Stay safe!

Respectfully,

*Scott A. Carlson*



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# MAY 2024 COMMUNITY CENTER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 CDD Workshop 9:00 AM	3	4
5 	6 Lexington Oaks Women's Club 10am	7	8 Master HOA Meeting 6:30 PM	9	10	11
12 	13	14	15 Covenant Enforcement Committee Meeting 7PM	16 CDD Meeting 6:30 PM	17	18
19	20 Book Club 6:30PM	21	22	23	24	25
26 	27	28	29	30	31	

## SECURITY PATROL

The Security Patrol would like to thank Mel Wolff for more than a decade of service as the President of Security Patrol. John Kostialik (aka Santa Claus) is the new President, Terry Dickason is treasurer and Debra Dobbs is Secretary. The Security Patrol will not meet over the summer.

**The next meeting to start planning for the Santa Parade event is August 28th at 7:00 p.m. in the Lexington Oaks clubhouse.**

If you plan to be in the parade we ask that you attend the August meeting to help with organizing the event. We will post a reminder in the monthly newsletter as the date gets close.

In other news, as school is getting ready to be out for the summer, there will be more kids out playing, at the pool, in the park (we hope) so please be cautious as you drive through the villages and the boulevard and watch out for pedestrians.

*Debra Dobbs,*  
Security Patrol Secretary

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## Lexington Oaks Women's Club (LOWC) Linda Mooney

Breeze at 11:30 am for lunch followed by a short meeting and the presentation of the 2024 Merit Awards.

**PRESIDENT'S MESSAGE.** We have our last "official" business meeting Monday May 6th. New officers for the 2024-2025 year will be installed, and we will be recognizing the 2024 Merit Award recipients. This past year has been very exciting. This group of ladies did a great job of continuing the objectives/purpose of our club- to give back to our community and make lasting friendships. We were able to continue our charitable donations due to some excellent fundraising. I appreciate and thank each one of them. I look forward to seeing everyone again at our first meeting in September.

**VICE- PRESIDENT MESSAGE** What a successful year we had! We continue to support 4 elementary schools, spent time socializing and supporting Rosecastle Senior Center, provided assistance in the form of clothing for a foster care center, and sent donations to Pasco County Humane society. In addition, we awarded 5 graduating seniors a \$500.00 Merit Award.

### 2024 MERIT AWARDS

Each year the LOWC provides monies to a few resident students to help offset the cost of their continuing education/ training. All Lexington Oaks high school seniors and recent graduates are invited to complete an application and submit it to the LOWC Merit Award committee. Thank you to all of the students who applied for our 2024 merit awards. They have demonstrated that Lexington Oaks has a lot of hard working, accomplished young people. We had 16 applicants this year. Every applicant presented a real challenge and a lot of discussion for the selection committee. Congratulations to our 2024 winners- Marie Estep, Eden McManus, Jack Niemann, Emily Slean, and Payton Webster. We wish you well in all of your future challenges! Applications for the 2025 Merit Awards will be available at the community center in October.

### MAY ACTIVITIES

**BOOK CLUB.** Susan B., Chairperson

Book club will be held May 20th at the community center at 6:30. We will be discussing "Little Fires Everywhere" by Celeste Ng. Sandi F. is our discussion leader. Bring your own drink and a snack to share.

**LUNCH WITH THE LADIES** Mary H., MaryLou S., Chairpersons

Lunch will be held May 29th. Location to be determined at the May meeting. Sign up at the meeting or call Mary H. at 813-746-1405.

**LIBRARY.** Deb B. Chairperson

Thanks to everyone who brought new paperback books for the library. We have lots of choices available. Come grab a good summer read!

**CHARITIES.** Deb B. Chairperson

Next year the Women's Club will continue to focus on our charity work. As a club we have been evaluating several options. After much discussion we have decided to continue our support, through a variety of activities, of Quail Hollow, Veterans, Chester Taylor, and New River Elementary schools. We also hope to continue visiting Rosecastle Assisted Living Center. We continue to support the Pasco County Humane Society, and the Fostering Closet. Discussion of other possible charities will be held in September.

### Officers for 2023-2024

**President-** Linda Mooney      **Vice- President-** Maxine Carlson  
**Secretary-** MaryLou Shevlin      **Treasurer-** Phyllis Cera  
**Director-** Margaret Wilhelmi

### Upcoming Meeting/Social:

Our summer socials will begin June 3rd. We meet at the community center at 10:00am for breakfast goodies and socializing. No official meeting. We bring something to share and our own drink. Come get to know us! Everyone is welcome.

## REMINGTON VILLAGE

The Board wishes to remind all residents that any necessary pressure washing and mulch refreshing should have been completed should have been completed at the end of April. Our management company should be performing inspections at some point this month.

We also wish to remind all residents that any changes to your pet situation must be communicated to our management company. Creative has a Pet Registration Form that is required to be filled out (or updated) whenever you get a new pet. Creative Management can provide the form, should you not be able to access it online. All new homeowners receive the form in their Welcome Packet. This form is also required to be completed by those renting in our community. There are restrictions to the number and type of pets allowed within Remington. You can find detailed information in the Homeowners Governing Documents section of our Portal. There you can view Remington's animal policy, which was amended in 2018. Please make sure you review this **before** obtaining a new family pet to make sure that the pet will be allowed, as Remington has breed restrictions for dogs and only allows other small domestic animals (Indoor cats, fish, hamsters, gerbils, guinea pigs and small birds). No poisonous animals of any kind are allowed. This document also includes your responsibilities as a pet owner. The Board has the authority to remove pets that are not allowed, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to other residents of the community.

We do hope that this month will begin our meetups at the pool and other venues. It's a great time to be out enjoying our Florida weather. Our past events have been very enjoyable and it's a great way to meet your neighbors.

**Don't forget that our annual meeting is scheduled for June 13, 2024 at 7 pm.** You can attend in-person or via Zoom. If you will not be attending, please give your proxy to a member of the Board. If you wish to be a candidate for the Board, make sure your completed Notice of Intent to be a candidate for the Board is received by our management company no later than May 4, 2024.

Sincerely,  
Carol Soldi-Hall President  
CSoldiHall@aol.com

# Looking to sell? Call Vince and Michelle!

Cell 813-523-6613 • keytosold@gmail.com • www.keytosoldteam.com



Need a list of local home maintenance professionals? Download our HomeKeepr app for FREE. Just visit <https://app.homekeepr.com/michelle-moreno/register/homeowner> and get an updated list of local home maintenance professionals. This is our way of saying "Thank you" to all of our friends and neighbors for all of your support.

New to the neighborhood? Join your neighbors on Nexdoor.com! Neighbors around the world turn to Nexdoor daily to receive trusted information, give and get help, get things done, and build real-world connections with those nearby — neighbors, businesses, and public services. Just enter this link into your browser: <https://nextdoor.com/invite/awmveqwmawjdxjnzv>



FOR SALE!! This move-in ready 4-bedroom, 3.5 bath, 2-car garage home features a den & bonus room and is located in the popular North Hampton Village. Offered for \$545,000. Check out this listing using the QR code below:



FOR SALE!! This beautiful 4/2/2, 1,956 sq ft home located in Maywood village. It is offered for \$420,000. Check out this listing using the QR code below:



## Under The Roof

Thinking of selling your home? We provide a hassle-free, full-service listing experience earning our clients TOP dollar, in the quickest amount of time. Contact us today for a free, no obligation home valuation.

### March Active Listings:

List Price	Bed	Bath	Yr	Sq Ft	Address
\$545,000	4	3/1	2003	2,996	25742 Risen Star Dr.
\$425,000	4	2	2002	1,956	5913 Lawrin Ct.
\$499,000	4	2	2002	2,534	25551 Risen Star Dr.

### March Properties Sold:

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$350,000	3	2	2000	1,667	14	26529 Whirlaway Ter.
\$311,750	2	2	1999	1,493	8	26315 Whirlaway Ter.
\$400,000	4	2	2002	1,956	154	25900 Commendable Lp.
\$525,000	4	3	2002	2,540	56	25552 Risen Star Dr.

\*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period March 1 through March 31, 2024. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the Stellar Multiple Listing Service.



Thinking of selling  
your home?  
Give us a call and let us be Your  
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