

MARCH 2024

Lexington Oaks News

THE OFFICIAL *Newsletter* OF LEXINGTON OAKS

the President's message

Annual Meeting

The Annual Meeting for the Lexington Oaks Homeowners Association was to be held on Wednesday, February 14, 2024, however quorum was not met. To meet quorum 2/3 of the community must either attend the meeting or return a proxy. All current board members were present, as well as our RealManage representatives. There were four open board seats to be filled this year, and originally there were five candidates. After the ballots were mailed, one of the candidates withdrew from the election. The four remaining applicants will now be the board members. After the announcement that there would be no Annual meeting, a closed Organizational Meeting of the Board of Directors was held, and officers were elected.

The 2024/2025 HOA Board of Directors:

President – Eileen Ozar
Vice President – Don Hanna
Secretary – Linda Staskiel
Treasurer – Marie Miller
Directors – John Phommavongsai
Chris Remley, Mike Trowse

I want to welcome John as a new member of the board, and welcome back Don, Chris, and Mike for their second two-year terms.

For the past several months the HOA Board members have had discussions regarding our relationship with RealManage. It is our responsibility to occasionally research other management companies to determine if one would provide more services, and maybe at a better price. We began our search by evaluating seven or eight companies, interviewing three of those, selecting one, and then asking RealManage to counter with their best offer. We are in the final stages of comparing the last two companies and will soon decide if we should remain with RealManage or move on to a new company.

Agreement with Frontier – As part of our agreement with Frontier that I wrote about in the February newsletter, we have our own Frontier representative. If you have any questions about Frontier, their services, or are considering switching your service to Frontier, you may contact our representative for more information and/or help with any concerns. See the Frontier contact information on this page.

This Agreement also provides for an upgrade of the community to Passive Optical Network (PON) architecture by the end of 2026. This will provide all Frontier customers in Lexington Oaks with the ability to order symmetrical 2-Gigabyte high-speed data services. If you understand that technical terminology, I congratulate you. If not, it means that there will be a new, improved, and faster service available to us.

Please join us for our next HOA meeting to be held on Wednesday March 13, 2024 at 6:30 PM in the Lexington Oaks Community Center.

Eileen Ozar

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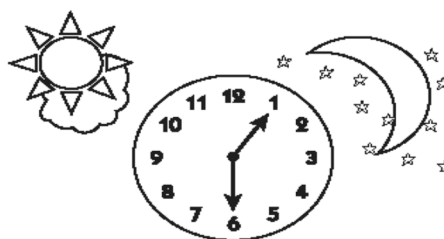
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Board of Directors

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	cmremley@acg.aaa.com
Mike Trowse	Director	256-655-2700	steamertrowse@gmail.com

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

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	m daubney@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		

Churchill Villas

HOA Board – February held the annual Churchill Board meeting and elections. Results will be included in the next newsletter as this went to print prior to the meeting. Thank you to those that served on our board. Your time and efforts in maintaining and improving our community are much appreciated. To our newest board members, thank you for stepping up to the challenge. We look forward to what you have in store for us.

Churchill Volunteers – there are things that happen behind the scenes that make our community better and brighter. A much-deserved shout out to the following volunteers for what they do for our village:

Bob & Janet Stanfield Christmas decorations on our entrance /exit gates

Rob Schwager Painting the entrance/exit gates & bike rack at pool

Tony & Terry Burkhart Communication board at front gate

Thank you Bob, Janet, Rob, Tony & Terry for your time and for making our community a bit brighter!

Community of Change – we have seen many new families move into our community over the past few years. As difficult as it is to say good-bye to our previous friends and neighbors, its exciting to welcome in the new. Whether full-time resident or snow-bird, we hope our new residents feel welcomed into our small community. Be on the look out for periodic Churchill social events to get to know your neighbors. You never know who you will meet, find common activities or some helpful neighbor who may lend a helping hand.

Reminder – with spring-time here, those leaves will be falling off the remaining oaks trees. Please do not put the leaves in the storm drains. This will clog the drain and possibly cause backups/flooding. All debris must be bagged and added to the trash for pick-up.

Pat Donahue

President

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The Pimlico Post

Mark your calendars for our annual get together at our pool on Sunday, April 7th starting at 2:00 p.m. Our Events Committee is busy organizing this event! In the next few weeks they will be going door to door to pass out flyers! The last day to RSVP is March 25th. There will also be information on our Facebook page and by the outgoing gate. We are hoping to see everyone there!

Speaking of our Facebook page, please consider joining it! I know some don't want to be a part of social media. Our page is private, you have to be approved to join. You can set Facebook to limit who sees/find you. This is another way to keep informed about your community. I have placed a sign on the info board at the gate with information. There is a QR code you can scan on your phone with a QR app which will take you to join. A QR app is free to download. If you have questions about this procedure, please ask a neighbor or contact me at suestasz@sbcglobal.net.

A lot of topics were discussed at our February meeting. Randy gave his ideas about what he would like accomplished during this year. He is working with our landscaping company to make a plan on making our community look great.

A reserve study is going ahead to make sure we are fiscally sound for future projects.

What is a meeting without a discussion about dog poop! The Board stated that if you have an issue with a resident not cleaning up after their dog and discussing it with them does not work, you need to contact Pasco County. The web page is www.pascocountyfl.net/services/animalservices/index.php. You can access the law concerning animals and owner responsibilities. The HOA Board is no longer taking complaints. Please notify the county.

Please do not contact our previous President with your questions/concerns. Our current President's email is listed below. Also, the current contacts for the Board and Committees are on our Facebook page. Copies were available at February's meeting and will also be available at our event on April 7th.

Thank you to everyone that attended our February meeting. **Our next HOA meeting is scheduled for Monday, April 8th at 7:00 p.m. at the Lexington Oaks Clubhouse.**

Submitted by: Susan Staszewski, Pimlico HOA Secretary

Pimlico HOA Board Contact

Randy Adams

President
RandyA3468@gmail.com

Remington Village

Many residents have seen in recent Lexington Oaks Newsletter articles that Lexington Oaks, Churchill Villas, and Pimlico Village have signed agreements with Frontier Communications. Remington's Board of Directors has done the same. There is **NO REQUIREMENT** for our residents to use Frontier's data services. Residents will continue to have the right to choose whichever company they would like when it comes to data services. The association has agreed not to enter a bulk service agreement with a company, other than Frontier, for the 10-year term of the agreement. (Bulk service is when an association pays for a particular service. The bill is added to and is part of the association dues). Remington does not provide bulk services. We have a retail environment and plan to continue that. For agreeing to not contract bulk services with another company, Frontier agreed to pay the association an upfront fee based on the number of homes in Remington. In addition to that payment, Frontier will return 10% of the revenue the company earns from providing internet services to homes within our association. The more homes in our community that choose to use Frontier's internet services, increases money returned to the association. During the term, Frontier also agrees to keep the network modern and upgrade the network to offer multi-gigabyte speeds by the year 2026. Frontier's reasoning for offering compensation to our associations is that they benefit from their presence in the community. For example, if each association including Lexington Oaks agreed to bulk services with Spectrum, Frontier would lose ALL the revenue from (1509) homes because all homes would have no choice but to have Spectrum. Frontier believes it's in their shareholders best interests to enter into these agreements to return a percentage of their revenue from providing services to some of the homes, rather than lose all the revenue. We hope this explains why all of our associations, including Remington Village, have entered into these agreements. We benefit based on the large number of homes within Lexington Oaks.

Sincerely,
Your Remington Board of Directors

Carol Soldi-Hall

President
CSoldiHall@aol.com



St. Patrick's Recipe

Have some green fun with the kids this St. Patrick's Day by making this yummy treat.

Be sure to invite your Leprechaun friends!

Leprechaun's Shake

- 1 cup skim milk
- 2 scoops vanilla nonfat frozen yogurt
- 1 teaspoon peppermint extract
- 2-3 drops green food coloring

Pour all ingredients into a blender and whirl until smooth and green. Serve with a shamrock.

Did you know?

Green is associated with Saint Patrick's Day because it's the color of spring, Ireland, and the shamrock.

Leprechauns are also associated with this holiday. According to the legend, the Leprechaun is an Irish fairy. It is told that Leprechauns are unsociable, unfriendly, and live alone. Also, they make shoes and possess a hidden pot of gold. The legend says if the Leprechaun is caught by a treasure hunter then he must tell where his treasure is, unless the Leprechaun can trick the hunter and vanish.



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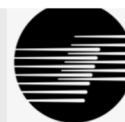
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Vice Chairman

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

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991-1116

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



Hello Neighbors,

Hope everyone is doing well. Let me start off by thanking my fellow board members for being all in with the constant challenges we have faced and are still facing. Everyone brings something to the table and everyone has made significant contributions. They make my role as Chairman so much easier.

By now, everyone has seen the improvements on the Boulevard canopies and how fresh it looks. Combined with the paving of Lexington Oaks Blvd, it is really a pleasure to cruise down the main

boulevard every day. Not sure if you have noticed, but our new contract with our landscape company appears to be bearing fruit. All of the Crepe Myrtles have been trimmed already compared to March and April last year. Its important because timing is crucial to get optimal blooming. No landscape company is perfect, but we are seeing much better results so far.

The lawsuit against the CDD by the HOA is still ongoing. By the time this thing concludes, CDD expenditures will likely eclipse six figures in legal fees. This suit is in regard to who is responsible for the sidewalks in all the non-gated villages not governed by a sub-HOA or the CDD. It is my hope that this suit is concluded during this calendar year. Fingers crossed. No matter how it ends, it will be a good thing to bring closure to this costly issue.

I want to say a few things regarding the proposed new front entrance. It is clear to see that we are not alone anymore. Gone are the natural areas that once buffered us from the outside world. Soon, we will be surrounded by commercial structures on all sides on State Road 54. We can either allow ourselves to lose our autonomy and blend in with these commercial centers on both sides of our entrance or we can work to mitigate the problem and carve out our own independent identity. I have relayed to our community many times about how important first impressions are, especially when one of us is selling our Lexington Oaks home. We are anticipating, based on preliminary estimates, that cost will likely entail that this project be split into multiple phases and budget cycles. At the January Meeting, the Board was presented a couple of options by our contracted landscape architect. Both presentations were astounding, one was very modern and the other one more traditional. Though very nice, a consensus felt the modern option would not keep continuity with our interior village monuments. The second one was much more traditional, very attractive and did keep continuity. We've asked the architect to get bid estimates for the traditional option and are awaiting those. No decision will be made until all information is gathered, analyzed and a workable plan can be formulated. After that, we will seek to get a rendering placed in the Community Center for all to view.

A word regarding the updated CDD fee schedule for renting the Community Center. The costs of maintaining the Community Center were analyzed and those costs far exceeded what the CDD was earning in revenue. We have traditionally subsidized those costs out of our General Fund, which we all pay in our CDD annual assessment, but the Board chose to pass more of the cost on to those who actually rent the Community Center instead of the majority of those who do not rent it. The facility is rented about 100-125 times a year and there are over 1500 homes in Lexington Oaks, so it stands to reason that the majority of us are not renting it. Additionally, we looked at other similar CDD fee schedules and found that the Lexington Oaks new Community Center fees were right in line with the others.

We always welcome your attendance at our workshops and meetings. See you at the next one. Have a great month of March.

Respectfully,

Rick Carroll

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Lexington Oaks Women's Club (LOWC) Linda Mooney

MARCH MEETING

The Lexington Oaks Women's Club will meet at the community center on Monday March 4th. Breakfast goodies at 9:30 and our meeting will begin at 10:00am

FROM OUR PRESIDENT

Our annual Valentine's Tea in February was a great success. It was great to get together again with some friends from Rosecastle and we had a beautiful "spread" thanks to some very special ladies. The next months will be planning months and then May brings our installation of officers and presentations of our 2024 Merit Awards at our final meeting / luncheon for the year. If you'd like to be part of this group who care about their community and each other, please think about coming to meet us and hear about our future plans at our meeting on March 4th.

2024 MERIT AWARDS

The deadline has come and gone. We are actively going through the applications that were returned and will be notifying winners shortly!

MARCH ACTIVITIES

BOOK CLUB

Book club will be held Monday March 18th at the community center. We will be discussing "The Giver of Stars" by JoJo Moyes. We will have snacks at 6:30 and discussion at 7:00. Bring your own drink and something to share. All are welcome!

LUNCH WITH THE LADIES

Lunch for the month of March will be determined at the March meeting. Everyone is invited. Bring a friend or neighbor!

LIBRARY

Thanks to everyone who brought new books for the library.

CHARITIES

We had a very positive response to our donation of Valentine's goodie bags for Rosecastle Assisted Living Center. We are currently collecting school supplies and clothing (adult and children's) for our local schools and adult centers. We are also collecting items for the April yard sale which will be held at 5052 Silver Charm Terrace in Preakness. Contact Debbie Blackton for more info.

OFFICERS for 2023-2024

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

Upcoming Meeting/Social:

Our next meeting will be Monday April 1st 2024 at the Community Center. 9:30 for breakfast goodies, 10:00 meeting.



Q: What is out on the lawn all summer and is Irish?

A: Paddy O'Furniture

Q: What do you call a fake stone in Ireland?

A: A sham rock.

Q: Why do people wear shamrocks on St. Patrick's Day?

A: Regular rocks are too heavy.

Q: Why can't you borrow money from a leprechaun?

A: Because they're always a little short.

Q: How did the Irish Jig get started?

A: Too much to drink and not enough restrooms!

Q: How can you tell if an Irishman is having a good time?

A: He's Dublin over with laughter!

Q: What does it mean when you find a horseshoe?

A: Some poor horse is going barefoot!

Q: Do leprechauns make good secretaries?

A: Sure, they're great at shorthand!

Q: Why did the leprechaun stand on the potato?

A: To keep from falling in the stew!

Q: Why can't you iron a four-leaf clover?

A: Because you shouldn't press your luck!

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Spring Break 2024

Family-friendly outing in your town doesn't have to cost a pretty penny. Most towns and cities offer tons of free activities—the trick is knowing where to look. Check out this list of springtime activity ideas that will get your kids out of the house, but won't cost you a dime. Here are some ideas to make this Spring Break one to remember.

Visit A Local Animal Farm

Baby chicks, lambs and piglets all make adorable additions to most animal farms in the springtime. Take your creature-loving child to your local farm to learn all about the wonders of new life. Many farms also offer petting zoos and fun activities, so plan on spending more than a few hours immersed in country living

Take a Hike

Head over to a state park or local hiking trails and spend the afternoon exploring nature. Whether you climb a mountain or just meander through the woods, your kids will love the fresh air and exercise. As an extra activity, go on a scavenger hunt for leaves, rocks, and other objects found in the wilderness and use them to create nature crafts when you get home.

Free Concerts

Keep your eyes open for free concert series offered by your town — many towns have them. A blanket, some snacks, and jamming to a local band can be a great way to spend a warm spring evening.

Get Lost in a Museum

Most cities offer free admission days to any number of museums throughout the year, and many offer spring activities and workshops especially for children. Check your paper for an activity that might interest your family, like an afternoon of science experiments or free interactive seminar, and spend the day soaking up the culture at a local museum.

Learn Your Genealogy

Are the new spring leaves on the trees making you curious about your own family tree? Your local genealogical society can be a goldmine of information, and they'll be happy to help you with your search free of charge. If you prefer to use the Internet, websites like familysearch.org and myheritage.com also offer free searches.

Star Gaze at an Observatory

Treat your little astronomer to a night of stargazing the spring sky. Many observatories offer free use of their high-powered

telescopes, pending clear skies, but just remember to call ahead to see if they have may have an age-limit for the event.

Ride the Bike Path

Get some exercise and head out for a family bike ride on your local bike path. Most go for miles, so you can ride for as long or as far as your legs can carry you and enjoy your family.





Visit Monuments

Is your older kid a history buff? Almost every city and town has a monument commemorating a historical event. Now that the weather is nicer, take a walk and see what you can learn about your hometown. While you're at it, check out your town's historical society. Historical manuscripts and artifacts are often made available to the public for free, and some societies also hold informational seminars or tours.

Help with a Community Garden

Freshly grown produce will get even the pickiest eater to eat his veggies. A community garden is a great way to show your child how fruits and vegetables are grown, and working together to maintain a garden teaches responsibility. The fresh vegetables you reap will make a delicious (and cheap!) reward.

MARCH 2024 COMMUNITY CENTER CALENDAR

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

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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/awmveqwmawwjdqxjnzv>



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.

January Active Listings:

List Price	Bed	Bath	Yr	Sq Ft	Address
\$350,000	3	2	2000	1,667	26529 Whirlaway Ter.
\$425,000	4	2	2004	1,956	5131 Culpepper Pl.
\$350,000	3	2	2002	1,505	5821 War Admiral Dr.
\$610,000	4	2	1999	2,534	5418 Bold Venture Pl.

January Properties Sold:

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$350,000	3	2	2000	1,505	5	26729 Middleground Lp.
\$375,000	4	2	2004	1,956	10	25120 Lexington Oaks Blvd.

*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period January 1 through January 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.



JUST LISTED!! This beautiful 4/2/2, 1,956 sq ft home located in MAYWOOD VILLAGE. It is offered for \$425,000. Check out this listing using the QR code below:



SOLD in just 14 days!! This MAINTENANCE FREE 3/2/2, 1,667 sq ft home located in CHURCHILL VILLAS has been lovingly cared for by the original owner. SOLD for \$350,000.



Thinking of selling
your home?
Give us a call and let us be Your
Key to Sold!

