

# LEXINGTON OAKS

## OFFICIAL HOA NEWSLETTER

MARCH 2025

### PRESIDENT'S MESSAGE

**Annual Meeting** – The Annual Meeting for the Lexington Oaks Homeowners Association was to be held on Wednesday, February 12, 2025, however quorum was not met. Florida statutes require that, to meet quorum, 2/3 of the community (151 residents) must either attend the meeting or return a proxy. Eighty-nine proxies were returned and about 15 residents attended the meeting, which is considerably less than the required 151. HOA Board quorum was met as five of seven members were present, as well as our two RealManage representatives. In this case, there can be no election and the current board members become the board for the next year. After the announcement that there would be no Annual meeting, an Organizational Meeting of the Board of Directors was held, and officers were elected by the board.

#### The 2025/2026 HOA Board of Directors:

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

#### Meeting Agenda and Minutes

If you would like to see the Agenda or Minutes from any HOA, ACC, or CEC meeting, they can be found on the resident portal. Login to [www.ciranet.com](http://www.ciranet.com) and select My Account -> My Documents -> Minutes -> Board, then choose the year and month. If you do not have an Account/ID, please send an email that includes your phone number to Melissa Howell at [LexOaks@ciramail.com](mailto:LexOaks@ciramail.com) for assistance. The Agenda will be posted on the portal 48 hours in advance of the meeting. Minutes for the month will not be posted until after they are approved at the next months' meeting.

Please join us for our next regular HOA Board meeting on Wednesday March 12 at 6:30 PM at the Lexington Oaks Community Center.

#### Future meetings in 2025

- March 12** – HOA 6:30 PM
- April 9** – ACC 5:30 PM, HOA 6:30 PM
- May 14** – HOA 6:30 PM
- June 11** – HOA 6:30 PM
- July 9** – ACC 5:30 PM, HOA 6:30 PM
- August 13** – HOA 6:30 PM
- September 10** – HOA 6:30 PM
- October 8** – ACC 5:30 PM, HOA 6:30 PM
- November 12** – HOA 6:30 PM
- December 10** – HOA 6:30 PM

President

*Eileen Ozar*



#### Churchill Villas

**Annual Meeting Change-** The Churchill Board apologies for the confusion in regards to the HOA Annual Meeting. Due to notification requirements for the annual meeting not being followed by our new property manager with First Residential, the annual meeting has been pushed back to Thursday, April 24, 2025. As stated by Florida statute and the Churchill Bylaws, First Notice of the annual meeting notice must be mailed to all homeowners at least 40 days prior to meeting date. Instead, the notice was sent via email. In order for the Churchill Board to comply, the meeting date was changed. Due to these errors, the Regional Manager for First Residential has now taken over duties for Churchill's Annual Meeting to ensure it is within compliance of Florida statute as well as our Bylaws. Also, our new property manager is receiving additional training to ensure our Board and Community are running smoothly without issues.

In addition, although there are Churchill community social media pages or groups, please note that these avenues of communication are not part of or administrated by the Churchill HOA. For official communication on any matters concerning our community or Board, please email [churchillvillas@gmail.com](mailto:churchillvillas@gmail.com), contact our property manager at [caroline.roeber@fsresidential.com](mailto:caroline.roeber@fsresidential.com) or you may contact Pat Donahue, HOA President, directly.

**Annual Power Washing-** At the request of residents, the annual Churchill community power washing has also been pushed back to March 3 – March 6, 2025. Please be sure to have any items removed from your front walk or driveway as the workers make their way toward your home to ensure your drive and walkway are power washed.

**Pet Clean Up** – As a reminder to those that walk their pets, please be kind to your neighbors along with any workers within our lawns by picking up after your dog and dispose of waste in the provided bin near the pool or at your home. In addition, please avoid your pet approaching and relieving themselves in flower/plant beds, homes, garage entries. We appreciate your understanding with this issue.

**Gate Issue-** Thank you to Valerie Simmons for quickly reporting an issue with our gate. We were able to quickly get our gate vendor here for repair and additional parts needed on order.

**Pool Season-** Pool season is upon us and just a friendly reminder, to please place all trash in the provided trash can either on the pool deck or each restroom. If smoking while at pool, please be respectful of others at the pool and smoke in the designated area and dispose of smoking products in the provided container. Enjoy our great pool and stay safe!

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

# ROOF LEAKS?

**WE CAN REPAIR THEM!**

***GUARANTEED!***

**Call Now**

**(813) 985-0841**

**Roof Repairs - *Specializing in tile roofs***

Our services include ...

- Tile Roof Repairs
- Shingle Roof Repairs
- Flat Roof Repairs
- Roofing Maintenance Services  
(including periodic reviews of your roof)
- Wood Fascia, Decking, and Soffit Repairs
- Sliding & Cracked Roof Tiles

**ROOF  
TECH**

**Free Estimates!**

[www.RoofTechRepairs.net](http://www.RoofTechRepairs.net) 

Licensed & Insured: CCC 1328907 & CCC 1330751

# 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	donaldhanna@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](http://www.MyLexOaks.com)

## Management Company (Real Manage)

Melissa Howell	Property manager	1-866-473-2573	lexoaks@ciramail.com
----------------	------------------	----------------	----------------------

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

## Architectural Control Committee (ACC)

Don Hanna	Director	330-931-2905	donaldhanna@gmail.com
-----------	----------	--------------	-----------------------

## HOA Community Newsletter

Eileen Ozar	Newsletter Coordinator	248-505-2815	e.l.ozar@live.iup.edu
-------------	------------------------	--------------	-----------------------

## HOA Community Web Site

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

## Community Center

Lexington Oaks Clubhouse(CDD)	Community Facilities	813-907-8718	lexoaks1@gmail.com
-------------------------------	----------------------	--------------	--------------------

## Covenant Enforcement Committee ( CEC Fining Committee)

Mark Daubney	Chairman	813-748-3775	mdaubney@tampabay.rr.com
--------------	----------	--------------	--------------------------

## 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		

May the road rise up to meet you. May the wind be always at your back. May the sun shine warm upon your face; the rains fall soft upon your fields. And until we meet again, may God hold you in the palm of His hand.  
*Traditional Irish wish*



Free second opinions on Service work and Installs

0% Financing Available  
No payments for ONE YEAR!\*

Good or Bad Credit  
99% Approved \*

**Spring Tune Up**  
**First Time Customers Only**

Reg. \$109.00 Now \$79.00

Join Our **Spring Tune Up Club**  
To Receive 10% Off Parts And Labor!

- VIP Priority
- Duct Sanitizing
- Monthly Payment Plan
- NO Overtime Charges
- Extended Warranties

More Benefits Of This Plan Are:

- You're A/C unit will run more efficient
- Your Unit Will Last Longer
- Saves You Money With Less Repairs

**UP TO \$5,000 OFF!**

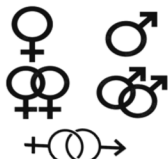
A NEW AIR  
CONDITIONER  
OR HEAT PUMP!!

CALL FOR DETAILS  
813-964-7155

PLUS FREE  
DUCT CLEANING WITH  
EVERY NEW SYSTEM !



Air Conditioning and Heating



Air Masters if family owned  
and operated since 1983.  
Hablamos Español

\*Subject to credit approval and credit limit.

**813.964.7155**

CMC1249497



# IMAGELIFT SEMINAR

## LOCAL ANESTHESIA FACELIFTS



Results are typical and do vary

### TOP RATED BOARD CERTIFIED FACIAL SURGEONS



Richard Castellano, MD



Jeffrey Johnson, MD



Abigail McEwan, MD

## YOU ARE INVITED

UPCOMING SEMINAR:

THE HYATT WESLEY CHAPEL  
WEDNESDAY, MARCH 19TH @ 2PM  
26000 SIERRA CENTER BLVD.  
LUTZ, FL. 33559

RECEIVE EXCLUSIVE SEMINAR PRICING!  
COMPLIMENTARY LUNCH SERVED

Call Now

# 352-227-1501

IMAGELIFT® [www.ImageLift.com](http://www.ImageLift.com)

[facebook.com/imagelift](https://facebook.com/imagelift)

[youtube.com/imagelift](https://youtube.com/imagelift)

patient and any other person responsible for payment has a right to pay, cancel payment, or be reimbursed for payment for any other service, examination, or treatment that is performed as a result of and within 72 hours of responding to ad for the free, discounted fee, or reduced free service, examination, or treatment.

## Protect Your Children and Pets...



- Monthly Service From \$45.00/month
- State Licensed Spray Technicians
- Organic/Natural Fertilizers
- No Contracts

Service  
starting at  
\$45.00!



License # JE169042

**(813)393-9665**  
[www.organicsafelawns.com](http://www.organicsafelawns.com)

**A2Z HANDYMAN LLC**  
STATE LIC# CRC1333264

INSURED / BONDED  
**JIM AMSLER**

**813-758-4360**  
[A2ZHANDYMAN00@GMAIL.COM](mailto:A2ZHANDYMAN00@GMAIL.COM)

### Lexington Oaks Security Patrol:

The Lexington Oaks Security Patrol is no longer active. We will use the remaining funds to organize the Santa parade for this year in December. Look for information for how to volunteer for the parade and the date and time for the parade in an upcoming August issue of the Lexington Oaks newsletter. For those interested in leading the effort to organize future Santa parades beyond this year, contact Debra Dobbs at [ddobbs@usf.edu](mailto:ddobbs@usf.edu).

## Pimlico Post

After a cold December and January, we are all thawing out and enjoying the past couple of weeks of unseasonably warm weather in February. We are encouraging the homeowners to start installing new mulch and replace items affected by the cold snap. Outside of generalized maintenance, if any improvements are made to the home, you must submit the proper applications to the Architecture committee for approval.

### Upcoming Items

- Mark your calendars for the annual Pimlico Gathering 3/22 (4pm-7pm). Come out for some fun and meet your neighbors. Food, drinks, games, raffle and prizes to be held at Lexington Oaks Club House.
- Pressure washing of driveways and sidewalks to be scheduled soon. Notification can be found on Pimlico Neighbors Facebook page and an email blast will be sent out via Greenacre.
- Pool overflow repair will be completed on or before 3/1.
- Crepe Myrtle tree trimming scheduled to begin week of 2/12.
- Continued sod replacement will resume closer to the rainy season.
- Lawn Treatments started in January, next Bi-Monthly treatment is due on 3/15.

### Natural Area

Per the CDD Board, they will not trim trees or vegetation along the nature areas or the big pines along Lexington Oaks Blvd. that may be encroaching on your property. Ironically, the trees are maintained along the watershed areas. The CDD is asking homeowners to hire their own arborist and pull permits out of their own pockets. The Pimlico HOA board encourages the homeowners to attend the next CDD meeting on March 20th at the Lexington Oaks Community Center to voice your concerns.

Greenacre and the committee members are planning to provide the monthly walk through and evaluations. Letters for violation will be sent out through Greenacre.

**HOA Payments-** Contact Tiffany if you have any concerns setting up the new automatic payment. If you want to mail in a check the address is PO Box621805 Orlando, Fl. 32862-1805.

### Community Reminders

- Slow down, the speed is 25mph.
- Please pick up after your pets, this is a County Law
- No overnight parking on the street
- Keep your mailboxes clean. Donna Rae Berry (our neighbor) does an excellent job cleaning mailboxes and giving the flag a new coat of red paint all for \$10. If interested contact her on the Pimlico Neighbors Facebook group Page.
- Trash pickup is on Monday and Thursday morning. No pickup on Thanksgiving, Christmas or New Years.
- Recycle pickup is on Wednesday morning.
- Bulk pickup is every third Thursday of the month and must be scheduled the week before. Contact Isabel King at [pimlicobulkpickup@yahoo.com](mailto:pimlicobulkpickup@yahoo.com). Let her know what you are disposing of. Some items have a Disposal fee.
- Prayers to our neighbors battling illnesses.
- Best wishes to our neighbors moving; Bill & Rosemary Sano 23 years in the community. Bob Ackerman 13 years in the community
- Sue Staszewski and her son 9 and 1/2 years in the community
- Randy Auer
- A warm welcome to our new neighbors.
- **Next Board meeting will be on 4/15/25 7pm at the Lexington Oaks Community Center**

Randy Adams, President  
[Randy3468@gmail.com](mailto:Randy3468@gmail.com)

## Sherriff's Office



With National Missing Persons Day in February, the Pasco Sheriff's Office is sharing our efforts to recover missing people. Finding missing people is one of the most common calls we receive and requires dedication and community support. Through various initiatives and public involvement, PSO is committed to bringing missing individuals home safely.

Public assistance is critical for finding missing people; therefore, PSO posts missing people, including runaways, to our social media and news site at [News.PascoSheriff.com](http://News.PascoSheriff.com). Sharing information online is a convenient tool for getting information out to the public quickly and, subsequently, generating tips to recover missing people safely. For those who are considered endangered, such as people experiencing a medical condition or thoughts of self-harm, these tips can be life-saving. Whether you're providing deputies with information or sharing a post, these actions make a difference.

Locating missing people and reuniting them with their loved ones requires unique resources. PSO's Missing and Abducted Child (MAC) Team is federally certified to respond to calls in Pasco County where children are critically missing due to health concerns, age or other reasons, as well as child abductions. The team brings together disciplines across the agency, such as detectives, analysts, victim advocates and more. PSO's Aviation Unit and Drone Team provide aerial support during missing people searches, covering a wide range faster and reaching areas inaccessible on the ground. Similarly, PSO's K9 Unit also plays a critical role in locating missing people. Their strong sense of smell can detect specific scents, even with long-time delays.

For those with loved ones who have cognitive conditions, the possibility of them wandering off is a constant concern. SafetyNet Tracking System offers a solution with a trackable bracelet that helps public safety agencies find these individuals when they are missing. When someone is reported as missing, SafetyNet receives an alert and activates the device, which emits a continuous radio frequency signal. This technology helps us find missing people faster, return them safely to their loved ones and return deputies to the road quickly so they can continue responding to calls for service. To learn more about SafetyNet Tracking System, visit <http://SafetyNetTracking.com> or call 727-844-7781.

PSO reminds you that you do not need to wait 24 hours for someone to be considered missing. Rapid reporting increases the chances of a safe return. When contacting law enforcement, it is crucial to provide important information, such as the individual's last known location and the date and time they were last seen. Additionally, offering a detailed physical description of the missing person is essential. This should include their approximate height, weight, date of birth, hair color, eye color and the clothing they were last seen wearing, as well as any distinct physical markings. PSO uses recent photos, which the family or a guardian often provides. We're grateful for the public's help in locating missing people and embracing the PSO motto, "We Fight As One."

The Pasco Sheriff's Office is pleased to announce the opening of our new substation at Tampa Premium Outlets, A Simon Center, 2350 Grand Cypress Dr., STE. 500, Lutz! Desk officers will be available at this location to assist the public and take reports. The substation will be open Mon. through Fri., with varying hours. Please call ahead of your arrival at 727-844-7764. The previous office at 6009 Wesley Grove Blvd., Wesley Chapel is now closed. PSO is providing a list of all office locations. We continue to serve you at these locations and through our website, [PascoSheriff.com](http://PascoSheriff.com), for general business. If you need to report a crime, dial 911 for emergencies or 727-847-8102, option 7 for non-emergencies.

# SERVICE ALL ABOUT YOU!



**\$50.00 OFF  
ANY  
SERVICE REPAIR**

Only valid on repairs \$300.00 or more. May not be combined with any other offers. Other terms and restrictions may apply. Expires 3/31/2025

**0% INTEREST  
AND LOW PAYMENT  
FINANCING OPTIONS**

With approved credit, only valid offers, other conditions may apply. Expires 3/31/2025

## CORNERSTONE

**AIR CONDITIONING • PLUMBING • ELECTRICAL**

### AIR CONDITIONING

- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ A/C Maintenance Plan for Cost Savings
- ✓ All A/C Brands Serviced
- ✓ Up To 5 Years NO Interest Financing \*WAC
- ✓ New A/C System As Low As \$65/mo. \*WAC

### PLUMBING

- ✓ Plumbing and Drain Inspections
- ✓ Emergency Service & Repair
- ✓ Traditional & Tankless Water Heater Service, Repair, and Installation
- ✓ Water Treatment and Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipes
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting Installation
- ✓ Whole Home Generator Installation
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing \*WAC

### GENERATORS

- ✓ Whole Home & Portable Generator Installations
- ✓ 18 Month NO Interest Financing \*WAC
- ✓ Benefits of Cornerstone Installed Generators:
  - Runs Days to Weeks on Natural Gas or Liquid Propane
  - Protects 24/7 From Outages Automatically
  - Turns Itself Off When Power Is Back On
  - No Deadly Carbon Monoxide Poisoning Risk

**Call Today!  
Fixed Today!**

**813-618-5680**  
[www.cornerstonepros.com](http://www.cornerstonepros.com)

CAC1816647 & CFC1428982 - EC13011923



## BR Insurance Group, Inc.

*A team of professionals working hard for you!*



AUTO



HOME



BUSINESS



LIFE



PET

**Providing service all year, not just the day you purchase the policy!**

**Call us today for a second opinion!**

**BR**  
INSURANCE  
GROUP, INC.



*Brenda Barton*

CIC, CPIC

Agency Owner - Private Client Specialist

[Brendabrins@gmail.com](mailto:Brendabrins@gmail.com)

800-508-7750



GET FREE QUOTE

[WWW.BRINSURANCEGROUP.COM](http://WWW.BRINSURANCEGROUP.COM)

# Lexington Oaks 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

Butch Straber  
bstraber-  
lexoaks5@gmail.com  
317-431-1409

## Management Company Severn Trent

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

This is a very busy time for the Lexington Oaks CDD Board of Supervisors. We have lots of projects at various stages of implementations and we are formulating plans for potential future projects. I will describe some of those projects in this article. If you would like to give your input on any of these or introduce a new project or just express your thoughts concerning our community CDD business, please plan to attend one of our upcoming workshops or monthly meetings. Typically, our workshops are held on the first Thursday of each month at 9:00am and the scheduled meetings are typically conducted the third Thursday of each month at 6:30pm. These times can vary due to holidays but the actual schedule is posted on our electronic sign on Lexington Oaks Boulevard as well as the newsletter.

### Projects Recently Completed or in Progress:

- The Uprooted or damaged trees and other landscaping features damaged from the hurricanes last year have finally all been removed and tree stumps ground. We will begin to look at the holes in our landscaping generated from removing these damaged features and determine the replacement landscape features required to restore our beautiful community. This has been a very expensive process.
- Plan has been approved to update the landscaping features at our community entrance. This will involve deactivating the fountains and filling the area with decorative stones, flowers, and other features. This work is scheduled to begin in the month of March.
- We are completing, toward the end of February, the pond repair work scheduled for 2025. Repair of any structures as well as pond bank restoration and erosion prevention are the primary focus. Our engineer has surveyed all CDD ponds and we have developed a plan for pond repair and maintenance for the next few years so we may plan how to fund our reserve account for these projects. This is typically the most expensive project each year.
- Planning for the 2026 CDD Budget will begin soon.
- Projects Under Study and Development:
  - The Basketball Court is in need of repair and resurfacing. Quotes will soon be obtained to perform these tasks.
  - The Tennis Court is also in need of repair and resurfacing. We will also obtain quotes for this project.
  - We are trying to determine landscaping additions and improvements required caused by removal of features in our landscaping from hurricane damage. This will be a high priority project for the balance of 2025.
  - After our most recent pine tree inspection, we found an additional twenty pine trees that need to be removed because of the beetle infestation.

**We Welcome your input** – We encourage all residents to attend the monthly workshops and meetings. The next CDD workshop is scheduled for Thursday March 6, 2025 at 9:00am. The next meeting is Thursday, March 20, 2025, at 6:30 p.m. I look forward to seeing you at a future workshop or meeting.

Please be safe.

*Terry Bechtel*



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

February was a great success. It was great to get together again with some friends from CompassRose, 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 2025 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 3rd.

**2025 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 17th at the community center. We will be discussing "The Secret Life of Sunflowers" by Marta Moinar. 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 CompassRose 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 2024-2025

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

- March 3**, Lexington Oaks Women's Club 10:00am
- March 5**, CDD Workshop 9:00am
- March 9**, Daylight Savings Time Begins
- March 12**, Master HOA Meeting 6:30pm
- March 17**, St. Patrick's Day
- March 17**, Book Club 6:30pm
- March 19**, Covenant Enforcement Committee Meeting 7:00pm
- March 20**, CDD Meeting 6:30pm
- March 20**, First Day of Spring

# Looking to sell? Call Vince and Michelle!

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



## Under The Roof

Questions about the National Association of Realtors® Settlement and how that will affect buying and/or selling real estate? We have the answers! Feel free to give us a call to discuss or send us an email at KeytoSold@gmail.com and we'll be happy to provide more information.

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
\$420,000	4	2	2003	1,956	5310 Algerine Pl.
\$739,900	5	3/2	2004	3,614	25622 Ferdinand Ct.
\$420,000	4	2	2002	1,685	5809 War Admiral Dr.
\$379,000	3	2	2003	1,505	25406 Lexington Oaks Blvd.
\$365,000	3	2	2000	1,505	26801 Middleground Lp.
\$384,900	4	2	2001	1,956	5532 War Admiral Dr
\$395,000	4	2	2003	1,665	5225 Algerine Pl
\$399,999	3	2	2002	1,685	5021 Gato Del Sol Cir
\$409,900	3	2	2000	1,505	5627 War Admiral Dr
\$525,000	4	3	2003	2,788	5125 Silver Charm Ter
\$585,000	4	4	2003	3,016	25954 Risen Star Dr
\$620,000	4	5	2002	3,312	5047 Silver Charm Ter
\$674,900	4	4	1999	3,275	5321 Silver Charm Ter

\*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period January 1 through January 31, 2025. 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  
Key to Sold!



**JUST LISTED!**  
Beautiful 4/2/2 1,665 sq ft home on CONSERVATION lot located in MAYWOOD village. Offered for \$395,000.



**SOLD!**  
Cozy 3/2/2, 1,486 sq ft home located in the GATED CHURCHILL VILLAS community. SOLD for \$330,000.



**FOR SALE!**  
Nice 4/2/2 with POND VIEW, 1,956 sq ft home located in MAYWOOD village. Offered for \$420,000.