

LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

DECEMBER 2024



Holiday Decorating Contests

Congratulations to the winners of the Halloween Decorating contest!!

- 1st Place – 26718 Cigar Lane in Delmar
- 2nd Place – 5535 Grindstone Loop in Delmar
- 3rd Place – 5937 Riva Ridge Drive in Pocono

The December contest will soon be upon us. Judging will take place on Saturday, December 21, with prizes of \$125, \$75, and \$50 being awarded to three lucky winners. This year there will also be an Honorable Mention gift given to someone in each village that does not have one of the money winners. Winning houses and photos will be posted on the Lexington Oaks Homeowners Group of Wesley Chapel Facebook page a day or two after. The winners will be announced in the January newsletter.

Budget/Yearly Assessment

At the Budget Meeting in November, the HOA Board approved the budget for 2025. The Annual Assessment will be increased by 10%, bringing the new fee to \$87.80. One reason this is necessary is that the board has purchased General, Property, and Liability Insurance in the amount of \$79,000, helping to create a \$124,000 deficit in the budget. Whatever you're thinking about insurance right now, the board had the same thoughts. It is highly recommended that HOA Boards carry this insurance to protect them in case they are being sued, among other reasons. Because we have a healthy savings account, we can cover the deficit this year, but we would run out of money sooner rather than later should we continue to operate at a deficit year after year.

If you have not yet received your 2025 Assessment notice, it should arrive in your mailboxes soon, either through email or snail mail depending on how you have chosen to receive these notices. Payment is due on Jan.1, 2025. If you do not receive it by mid-month, please email RealManage, our management company, at LexOaks@ciramail.com for assistance.

Things to remember:

- ⇒ All hurricane shutters/boards should have been removed a while ago.
- ⇒ All Halloween decorations should have been removed by mid-November.
- ⇒ Tree debris piled at the curb will not be picked up during trash collection unless it is bundled and in 4' lengths. It will also be picked up if it is cut to fit in your garbage cans.
- ⇒ Please do not park in front of or across from anyone's driveway.

HOA Board Positions

There are three open HOA Board positions next year. Each volunteer position is a two-year commitment. An application and more information will be included in the December mailing of the announcement of the Annual meeting to be held on Wednesday February 12, 2025. Voting for the new board will take place at that meeting.

Please join us at 5:30 PM on Wednesday December 11, 2024 at the Lexington Oaks Community Center for an Architectural Control Committee workshop, followed by the HOA meeting at 6:30 PM.

On behalf of the HOA Board, I wish you all a very safe and Happy Holiday Season.

Eileen Oyar

Pimlico Post



Our budget for 2025 was presented and passed at the October Board meeting. The Board is happy to say that after the hard work of the committee, there will be no increase in the HOA monthly fees in 2025! At this meeting it was also voted on to change management companies for 2025. As of January, we will have a contract with Green Acres. Payment information will be discussed at our December Board meeting as to distributing this information to our residents.

Tony is looking for ideas for get-togethers next year. Should there be several or just one like we have been having? Email him at raalocca@att.net with your thoughts.

Here are some housekeeping items:

- ◇ Pick up after your dog! This still remains a problem.
- ◇ Please make sure your mailbox is white! If not, give it a spritz with cleaner!
- ◇ Overnight parking on our streets is prohibited by Pasco County which does apply to our streets.
- ◇ Please do not park your vehicles over the sidewalk.

Our January meeting is our Annual Membership meeting. This is on January 13, 2025 at 7:00 pm at the Lexington Oaks clubhouse. The Pimlico Board for 2025 is elected at this time. Our regular Board meeting will be on February 10, 2025 at 7:00 pm at the Lexington Oaks clubhouse.

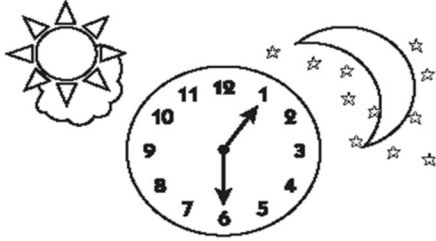
There was a lot of hard work from our Board and Committees this year! Thank you very much for time and commitment!

**HAPPY HOLIDAYS AND
HAPPY NEW YEAR!**

Pimlico Contact – Randy Adams
President RandyA3468@gmail.com

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DECEMBER 2024 COMMUNITY CENTER CALENDAR

- December 2, Lexington Oaks Women's Club 10:00 am
- December 5, CDD Workshop 9:00am
- December 9, Pimlico HOA 7:00 pm
- December 11, ACC Workshop 5:30pm
- December 11, Master HOA Meeting 6:30pm
- December 14, SANTA PARADE 11:00am
- December 16, Book Club 6:30pm
- December 18, Covenant Enforcement Committee
7:00pm Meeting
- December 19, CDD Meeting 6:30pm
- December 25, MERRY CHRISTMAS
- December 21, HAPPY NEW YEAR



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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	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

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	donaldhanna@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		

Remington Village

The Board has been asked by several homeowners to request that residents do not walk through others private property to access the golf course. The golf course property is also private and is to be used by registered golfers only. Also, the property between the homes on War Admiral Drive and Lookout Pass is not common property owned by the HOA. Please do not walk through these rear yards.

When walking your pets, please do not allow them to go beyond the edges of our homeowner's properties without their permission and please remember that it is an association rule, as well as state law, that you must pick up your pet's waste.

At our November meeting, the Board passed our budget for next year with only a small increase to this year's budget. Please remember that if you make automatic payments from your bank, you are responsible to include the increase in your January 2025 payment. If you are enrolled in autopay through the management company portal, the new amount should automatically change. Please check to make sure that you are paying the correct amount to avoid any late fees. If you have any questions, please visit our portal at www.creative-mgmt.com. You may submit questions by clicking the "Requests" tab on the left side of the page.

As this year comes to a close, we hope that you will take time to enjoy the lights and décor of the Holiday season. If you choose to decorate, keep the landscape schedule in mind if you have extension cords or objects that need removal prior to mowing to avoid damage and/or impede the work that is taking place.

We wish everyone a very safe, healthy and Happy Holiday Season!
Your Remington Board of Directors
Remington Contact - Carol Soldi-Hall President CSoldiHall@aol.com

Lexington Oaks Security Patrol

The Santa Parade will be held on Saturday December 14 beginning at noon.

Security Patrol Contact
Debra Dobbs Ddobbs@usf.edu



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

DECEMBER MEETING

The Lexington Oaks Women's Club will meet at the Community Center on Monday December 2nd 2024 at 9:30 for breakfast goodies and 10:00 meeting.

FROM OUR PRESIDENT

As the LOWC continues its 2024-2025 year, we invite and encourage the women residents of Lexington Oaks to join us at our December 2nd meeting. We welcome new members, new ideas and opinions. Come join us to see what we are all about!

2025 MERIT AWARDS

Attention students: If you are a high school senior, or a recent graduate, you are encouraged to apply for one of our merit awards. These awards can be used for any continuing education plan. Application packets are available for pick-up at the community center. The deadline for submission is February 28th 2025. Awards will be presented at our May 5th luncheon. These awards are limited to Lexington Oaks residents, and recipients must be U.S. citizens. Awards will be based on all information provided in your application. Get your packet early!!!

DECEMBER ACTIVITIES

BOOK CLUB

Susan B. Chairperson

There will be no book discussion in December, but we will be having a holiday get-together.

LUNCH WITH THE LADIES

Mary H., MaryLou S. Chairpersons

Lunch will be December 11th at Cooper's Hawk at noon. A sign-up sheet will be at the December meeting, or contact Mary for more info.

LIBRARY

Deb B. Chairperson

Thanks to everyone who brought new books for the library. Come look for something new to read!! If donating please remember, paper backs only.

CHARITIES

Debbie B. Chairperson

While we are planning our holiday season, it's important to think about our community schools who need help to make sure Santa comes to all the kids. We are holding a toy drive in the community. If you'd like to help, please bring a new, unopened, unwrapped toy for kids ages 5-12 to the community center before December 2nd. We are also working with Rosecastle Assisted Living center to help the "forgotten seniors" during the holidays. We are hoping to be able to visit in person this year, but if not, we will be filling bags with holiday goodies and delivering them to be distributed by the holiday.

We continue to collect gently used or new clothes to distribute to those in need in Pasco County, and things for the Pasco County Humane Society. For more information contact Deb Blackton at 908-581-6481.

Officers for 2024-2025

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

Upcoming Meeting/Social:

Our next meeting will be Monday January 6th, 2025 at the community center. Join us for breakfast goodies at 9:30 and stay for the meeting at 10:00.

Women's Club Contact – Linda Mooney President FSUmom303@verizon.net

Become A "Safe Shopper" With Tips From PSO



As the holiday season quickly approaches and shopping picks up, the Pasco Sheriff's Office is preparing shoppers for the crimes, scams and gimmicks that often occur this time of year. In the rush of the busy season, it's essential to remain vigilant and learn how to stay safe, whether you're planning to complete your holiday shopping in person or online. Before you shop-til-you-drop, PSO encourages reading the safety tips below.

While you dash from store to store, it's easy to become distracted and overlook potential criminals who might be doing some "shopping" of their own. Stay vigilant when you arrive at your destination, including time spent walking and driving through the parking lot. Park in a well-lit and visible area. When exiting your car, take your belongings and hide any large packages out of sight. Ensure your car windows are closed and the doors are locked before heading inside. Once inside the store, remain aware of your surroundings, and be cautious with your purse and wallet. It's safer to shop with someone you trust, as thieves are less likely to target people in groups. If you're shopping with children, designate a specific meeting spot in case you get separated. Consider taking large purchases home immediately before continuing your shopping.

Online stores may seem safer than traditional brick-and-mortar stores, but there are just as many dangers online as in person. Start shopping safely online by using a secure Wi-Fi network instead of public Wi-Fi. PSO also recommends checking that the site is legitimate by looking for http:// at the start of the URL. Be cautious of phishing attacks through emails, phone calls and texts, and avoid clicking on links or pop-ups. When possible, use credit cards instead of debit cards - they generally offer better fraud protection.

After shopping online, the next step is being aware of "porch pirates." Package theft is a crime of opportunity and often increases during the busy holiday season. Request a specific delivery day/ time when you'll be home. Have packages delivered to a community office or a trusted neighbor that's home if you know you won't be present for the delivery. If you still would like the package delivered directly to your home while you are away,

Continued on page 7

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Community
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Board of Supervisors

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Rick Carroll
690-9901
rcarrollcdd@gmail.com

Vice Chairman

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

Asst Secretary

Scott Carlson
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813-784-7990

Asst. Secretary

Bill Palermo
bpalermolexoaks2@gmail.com
997-1354

Asst. Secretary

Pete Williams
pete@pwillassoc.com
813-428-5440

**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

CDD News Rick Carroll CDD Board Chairman

Hello Neighbors,

This is going to be our 20th Christmas in Lexington Oaks. That's the longest we've ever been in one place and I'm glad it's here in Lexington Oaks with all of you. We still have several neighbors on our street from the very beginning in 2004. Of course, many of them have moved on for varying reasons. One neighbor actually moved because the horses were added at the front entrance. They were exceptionally good neighbors too. For those of us who remain, we've planned an upcoming block party celebration for our street and another one for New Year's night. Covid disrupted us for the last few years, but we are so back. There's nothing like hanging out with neighbors, old and new, and forging long-lasting relationships. That's the street I always envisioned I would live on.

I hope everyone made it through the hurricanes without too much damage. If you didn't, I sincerely hope you get back to normal as soon as possible. Speaking of damage, the CDD took quite a hit. At last count, we're removing around 162 trees at a cost north of \$100K. That includes the cut, disposal and grinding of stumps. According to our accounting group, we were able to carry over from FY24 about 100K that will be used to help supplement these expenses. We are in the beginning stages of replacement options for areas needing replantings. Additionally, we still have a lot of work with broken or damaged limbs to perform, so we appreciate your patience as we work to restore the common areas back to normal.

Last year, the CDD put out tons of messaging about overdue tree work on the boulevard and budgeted for a massive tree pruning project. That extensive tree pruning was performed in early FY24 and turned out to be rather timely. Why? The thicker the tree canopy, the more resistance the tree receives, and it effectively becomes a parachute that contributes to uprooting the tree. The root structures of oaks are not deep enough, especially in Florida soil, to withstand high force winds, causing them to often topple. Because of the pruning project, damage to our oak trees was very minimal. Obviously, it seems like a good idea to occasionally prune your own trees to mitigate tree damage. Just a thought.

Quick bullet points:

- There two new machines in the Fitness Center, an elliptical and multi-functional weight machine.
- We are replacing one of the pool awnings and several tables that was damaged by the Hurricane.
- Pond 27D in Pimlico will be restored to its original permitted depth in January.
- The Christmas lights have been installed at the front entrance.
- Congratulations to Butch Straber for winning CDD Seat 5. We look forward to working with you.
- Watch out for our children while they are out of school for the holiday season.

Final thought: The CDD Board would like to thank Supervisor Pete Williams for stepping up and serving out the CDD term for Seat 5. Pete is undoubtedly the most experienced CDD individual that has ever sat on this Board. Pete has been in the CDD service industry for many decades and serves as a consultant to CDDs in multiple states His advice is sought after and invaluable. What really stood out to us is that, despite dealing with difficult personal circumstances, Pete still found time to attend our meetings and provide excellent guidance. Pete has graciously offered to be a continued resource to the Board and Lexington Oaks is very fortunate to have him as part of our community. Thank you Pete. We wish you well.

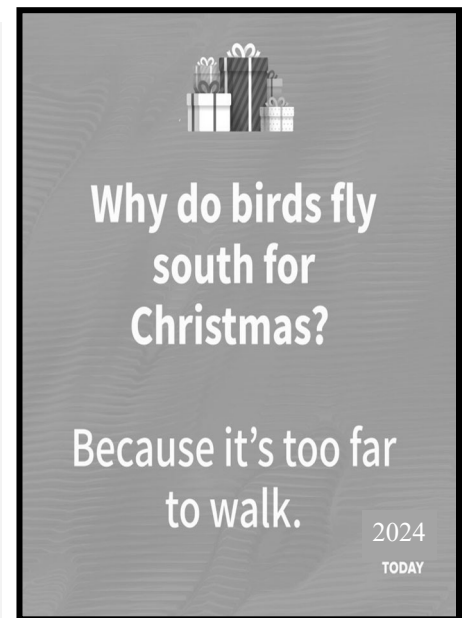
Please have yourself a Merry Christmas and a Happy New Year!! See you in 2025!!

**Become A "Safe Shopper" With Tips From PSO
Continued...**

leave specific instructions for delivery that include a location out of sight from the road. An additional option is to have shippers hold the package at a pick-up facility.

Giving to charities can make the season bright for those needing holiday cheer; however, potential criminals may take advantage of people's generous spirits to line their pockets. By posing as charitable organizations, scammers exploit those trying to make a difference. PSO encourages researching and reading reviews for charities you are interested in supporting. If the charity contacts you directly, verify the contact information on their website. If you donate, don't pay in cash, by gift card or wiring money. Ensure you're not signed up for recurring donations.

As you look for great deals, remember this information to be the ultimate safe shopper. And don't forget to share these tips with your loved ones to prevent them from becoming victims



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Neighbors,

As the holiday season approaches, we want to take a moment to express our heartfelt gratitude for your continued trust and support throughout the year. It's been a pleasure serving you and being a part of this wonderful community. Whether you're celebrating at home or traveling to be with loved ones, we wish you a holiday season filled with joy, laughter, and cherished memories. May the coming year bring you happiness, health, and new opportunities. From our team to your family, Happy Holidays and a prosperous New Year! Here's to another year of growth, connection, and community.



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\$640,000	4	3/2	2002	3,312	5047 Silver Charm Ter.

October Sold Properties:

List Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$317,500	2	2	1999	1,407	32	26417 Whirlaway Ter.
\$325,000	2	2	1999	1,493	8	5511 Cannonade Dr.
\$439,900	4	2	2003	1,936	10	25349 Flying Ebony Ln.

*DOM=Days on Market

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



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