

# Lexington Oaks News

THE OFFICIAL *Newsletter* OF LEXINGTON OAKS

## the President's Message

At one of our recent HOA meetings the subject of requirements for stopping for school buses was discussed. To prevent any misunderstanding or incorrect interpretation I've included the following, which is taken directly from Florida Statutes. Please follow these rules so we can protect all the students in our neighborhood.

### Florida Statutes 316.172 – Traffic to stop for school bus

Current as of 2023

(1) (a) Any person using, operating, or driving a vehicle on or over the roads or highways of this state shall, upon approaching any school bus which displays a stop signal, bring such vehicle to a full stop while the bus is stopped, and the vehicle shall not pass the school bus until the signal has been withdrawn. A person who violates this section commits a moving violation, punishable as provided in chapter 318.

(b) Any person using, operating, or driving a vehicle that passes a school bus on the side that children enter and exit when the school bus displays a stop signal commits a moving violation, punishable as provided in chapter 318, and is subject to a mandatory hearing under the provisions of s.318.19.

(2) The driver of a vehicle upon a divided highway with an unpaved space of at least 5 feet, a raised median, or a physical barrier is not required to stop when traveling in the opposite direction of a school bus which is stopped in accordance with the provisions of this section.

(3) Every school bus shall stop as far to the right of the street as possible and shall

display warning lights and stop signals as required by rules of the State Board of Education before discharging or loading passengers. When possible, a school bus shall not stop where the visibility is obscured for a distance of 200 feet either way from the bus.

**Review of Bylaws** – At our March HOA meeting the board decided to review our Bylaws to determine if anything should be updated. If there is anything we feel should be changed, those items will be presented to the community for a vote. The bylaws are available to everyone on our Lexington Oaks Website – [www.mylexoaks.com](http://www.mylexoaks.com). They can be found under the Documents tab.

**Spring Season and Yard Maintenance** – Sod violations have not been given for the past few months because it was drought season. Spring has arrived and it's time once again to examine the condition of our sod and trees. Does the sod need watering or replacing? Do the trees need to be trimmed? Trees should be trimmed to 11 feet above the sidewalk. The walkers, runners, and bikers will surely appreciate not being hit in the face with or having to dodge low hanging branches. Also, those pesky mailboxes probably need some spring cleaning. I've heard that due to the chlorine content, pool water makes a good cleaning agent for our mailboxes. If you have a pool you might want to give that a try. Replacing the original vinyl mailbox with a metal one also makes cleaning much easier.

**Yard of the Month Returns** – After a short hiatus, our Yard of the Month is returning. This is another reason to make sure your lawn is manicured, weeds are pulled, driveways and sidewalks are power washed, fences are clean, trashcans are not visible, etc. The April winners will be published in the May newsletter.

**Easter Decorations** – If you have any Easter decorations on display, they must be removed by April 7, 2024.

Please join us for our next HOA meeting to be held on Wednesday April 10, 2024 at 6:30 PM in the Lexington Oaks Community Center. The Architectural Control Committee will also meet on the same day at 5:30 PM for their quarterly meeting.

*Eileen Ozar*

### PSO Volunteers Make a Difference in Pasco County



Pasco Sheriff's Office volunteers are helping our community in more places than you may realize. While PSO has dedicated members across the agency working to make a difference in our community, there are even more members assisting as volunteers. April is recognized as National Volunteer Month, and as such, we're showcasing the many ways volunteers help PSO serve our citizens!

Volunteer units at PSO serve an important purpose; they assist with tasks that don't require law enforcement action. In turn, this allows PSO deputies to focus on calls for service which require such action. Additionally, volunteers bring valuable assets and skills to assist in search and rescue missions throughout Pasco County, including situations where traditional means may not be able to access. They also offer unique ways for us to build connections with those we serve. Volunteering with PSO is not only a great way to give back to our community, but it also helps volunteers build valuable skills for future careers.

Pasco Sheriff's Office is proud to have many volunteers dedicating their time to Pasco County, but also to have so many in our community willing to embrace the spirit of our motto, "We Fight As One,"

*Continued on page 3*



**Medical Receptionist**  
**MA/LPN**  
**X-Ray Tech**  
**APRN/PA**



Scan the QR code above to complete your application

# NOW HIRING

- ✓ Internal Advancement And Training Opportunities
- ✓ Exceptional Benefits
- ✓ 19 Clinic Locations Serving Pasco, Pinellas, And Hillsborough



**Kennel Free Dog Grooming & The cleanest Self Service Dog Wash around!**

**Say goodbye to soggy, chaotic baths at home!**

**1930 Collier Parkway**  
**813-406-4293**  
**www.SitStaySplash.com**

**Bring this Ad for \$2.00 off any Self Service Wash**



**10% Veteran Discounts**  
**Referral Discounts**  
**352.652.7788**  
 Website: [www.thelawncompanyfl.com](http://www.thelawncompanyfl.com)  
 Email: [thelawnfl@gmail.com](mailto:thelawnfl@gmail.com)

- 3D Landscape Design / Rendering
- Bush and Hedge Trimming
- Mulching / Re-mulching
- Irrigation Repairs
- French Drains
- Landscape Lighting
- Holiday Light Installs

# ROOFING

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

## got roof?

*Commercial/Industrial/Residential*

Lic# CCC1325569



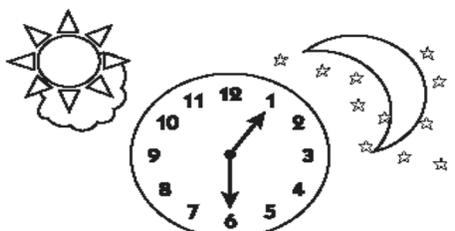
**SPECIALIZING IN ALL TYPES OF ROOFING**

**FREE NO OBLIGATION ESTIMATE**

**WOMEN OWNED**

**(813) 630-0800**

# ANYTIME PLUMBING of Central Florida, Inc.



**PASCO/HILLSBOROUGH (813)792-2264**

- Tankless & Regular Water Heaters Installed
  - Repipes/Water Softeners
- Plumbing and Drain Cleaning Experts
- Commercial and Residential

**24/7/365 ♦ No Overtime ♦ Flat Rate Pricing**

Licensed, Bonded, and Insured  
 Lic#CFC1425923



# 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	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
----------------	------------------	----------------	----------------------

[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		

## PSO Volunteers Make a Difference in Pasco County Continued...

and working to make our community a better place for all to live, work and enjoy. Whatever their reason for volunteering is, PSO is deeply grateful for these community members offering their time to help keep Pasco County safe. Below are just a few ways in which community members assist PSO as volunteers.

Their trucks are a common sight on Pasco's roadways; the **Citizen Service Unit** responds to calls in which a law enforcement response is not required. They provide crime scene and search assistance and conduct parking enforcement, among other important tasks. They're always happy to help wherever they can!

When Pasco's unique terrain prohibits certain vehicles from assisting with a search mission, PSO's **Jeep Search and Rescue Unit** steps in to help. Members of this volunteer unit train regularly to stay ready for any situation that comes their way, from search and rescue to disaster assistance.

In addition to being a friendly face in our community, the **Mounted Posse** conducts proactive neighborhood patrols to connect with those we serve and deter crimes of opportunity at local venues, such as malls or the Pasco County Fair. They also stand ready to assist with search and rescue missions in which traditional vehicles may not be a viable option.

If educating Pasco's youngest citizens is your passion, look no further than **Pasco Safety Town!** Volunteers at Safety Town provide educational tours for Pasco's youth, helping them learn basic safety skills.

Natural disasters, including hurricanes, are an unfortunate reality of living in Florida. **The Community Response Unit** provides relief through a variety of skills, experience and equipment following such events, helping our community get back on its feet even faster.

In addition to units comprised solely of volunteers, volunteers provide assistance with clerical duties across the agency, including in units such as Victim Advocates, Chaplain Services, Parking Enforcement and more. For more information and to apply to become a volunteer, visit [JoinPSO.com](http://JoinPSO.com) today! Volunteers, including those wishing to intern with PSO, must fill out a Volunteer application. Help make a difference in your community by volunteering with the Pasco Sheriff's Office!

# 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

## Churchill Villas

HOA Board - February 2024 held the Annual Churchill Villas Meeting. By proxy and attendance, quorum was met and the following board members are in place for 2024:

HOA Board – Our 2024 Board members and responsibilities are:

<b>President</b>	<b>Pat Donahue</b>
<b>Vice President</b>	<b>Pat Davis – Pool &amp; gate</b>
<b>Treasurer</b>	<b>Bill McKnight</b>
<b>Director</b>	<b>Martha Knegten – Landscaping</b>
<b>Secretary</b>	<b>Dory Schnur</b>

Thank you to all our returning board members for investing your time and experience in our community. Your efforts are much appreciated!

Quorum by proxy for the annual meeting was met due to the door-to-door initiative by board members. As a reminder, our community operates, succeeds or fails by the involvement or lack of involvement of our community as a whole. The by-monthly and annual meetings are where each and every homeowner has a voice and influence on the direction of our community. If you are not participating, then you are not part of the ideas and or solutions that keep our community moving forward. It is easy to chat up your neighbors in a positive or negative way towards the happenings in our community. However, bringing your ideas or suggestions to the meetings is where action happens. We encourage you to take the time to attend any of the meetings and be a part of the process of moving our community forward.

**Pool-** The pool deck has been re-surfaced and freshened. If you happen to see any pavers that are not level or are loosened, please email churchillvillas@gmail.com.

**Pedestrian Gate, Pool and Restroom Keys** - The board is in the process of re-keying these areas. If your key does not work, please email churchillvillas@gmail.com. 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.

**Trash and Crows** – We have recently seen an influx of crows getting into trash that is put at the curbs in the evenings and early morning hours. Please ensure that your trash cans are covered to avoid the crows getting into your trash and causing a mess on the road.

**Landscaping** – The spring sod project has begun. Sod will be replaced in the identified worst areas on Cannonade. As a reminder, the HOA is only responsible for the frontage area of each home (Front door to AC Unit) and common areas. Any area beyond the front door, AC unit including back of the home is the homeowner's responsibility for replacing sod.

In addition, with spring here, its time to freshen your curb appeal. Be sure to remove any dead plants, shrubbery and freshen your mulch. Keep our amazing community beautiful by freshening your plant beds!

**Pets** – Reminder that all dogs must be leashed when outside your home. This includes in your own yard as well. Please avoid any non-friendly confrontations between other dogs or residents by keeping your dogs leashed.

Also, please remember to clean up after your dogs when walking or in your yard. This courtesy is not only toward your neighbors but anyone that may be coming to work in the grass areas of our community.

Churchill HOA Board Contact  
Pat Donahue  
President  
PatriciaDonahue99@aol.com



## Pimlico Post

Pimlico's Meet Your Neighbors party for our residents is coming soon! Mark your calendars for Sunday, April 7th at 1:00 p.m. at our pool. There will food, desserts, raffle and fun times! Hope to see everyone there! Please bring your chair! There is a notice on our outgoing gate.

Our roads are looking good! However, they are not an expressway. We have a speed limit of 15 mph in our community. We have more families with young children moving into Pimlico and they play in the streets or could run into the street to get a ball/toy. There are also residents that walk in the street. Please notify your family, visitors, friends that our speed limit is 15 mph. Cars have been seen driving over the limit just to come to a complete stop to wait for the gate to open!

The sign at the gate with the QR code is removed. At our party, there will be copies of the QR code to join our Facebook page, a list of 2024 Board members and committees contact information, and the bulk list of what our trash company will take.

Our community is forming a Wellness Group. The purpose is to check in with our neighbors who live alone, would like an errand run or just chat. You can contact Tony at raalocca@att.net for further information.

**Our next Board meeting will be on Monday, April 8th at 7:00 p.m. at the Lexington Oaks Clubhouse. Hope to see you there.**

President: Randy  
Adams randya3468@gmail.com

**ANNUAL  
COMMUNITY  
GARAGE SALE**

**April 20, 2024 8:00am-3:00pm**  
**Bring your friends and family!**

hello Spring

SPRING INTO HAVING YOUR HEATING AND A/C SYSTEM TUNED UP FOR \$79.00!  
Regularly \$109.00 / First Time Customers  
FREE ESTIMATES / FREE SECOND OPINION

UP TO **\$5,000 OFF!**  
A NEW AIR  
CONDITIONER  
OR HEAT PUMP!!

"CALL FOR DETAILS"  
813-964-7155

**FREE** DUCT CLEANING  
WITH EVERY  
SYSTEM!!

**0%**  
**FINANCING**

AVAILABLE \*

Good or Bad Credit

99% Approved

**\$200.00 OFF**

**AIR DUCT CLEANING!**

**\$ 50.00 OFF**

**ANY SERVICE WORK**

**813.964.7155**



**Air Masters**  
of Tampa Bay, Inc. Since 1983  
Air Conditioning & Heating

Family Owned & Operated Since 1983 | Google Guaranteed Contractor  
**Hablamos Español.**



Air Conditioning and Heating  
Love Is In The Air

CMC1249497



\*Subject to credit approval and credit limit. See stores for details.



YEARS OF  
AGENCY  
EXPERIENCE

FAST, RELIABLE, AFFORDABLE  
**GRAPHIC DESIGN**

**SOME OF OUR SERVICES INCLUDE:**

SOCIAL MEDIA POSTS

LOGO DESIGNS

WEBSITE DESIGNS

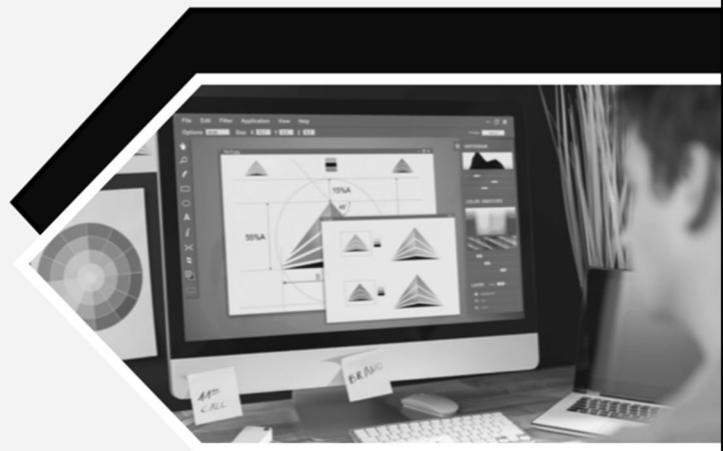
MARKETING MATERIAL

BRANDING

FLYER DESIGN

BANNER DESIGN

MERCHANDISE



**TEXT or CALL: 813 • 778 • 2595**

**EMAIL: CONTACT.RU.DESIGNS@GMAIL.COM**

**Lexington Oaks  
Community  
Development District**



**Board of Supervisors**

Chairman

Rick Carroll  
690-9901  
rcarrolldd@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**

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,

Spring is in the air and our semiannual community yard sale is scheduled for April 20th from 8am to 3pm. So, start cleaning out your closets, garages, and bedrooms because it's a wonderful time to reduce clutter around the house. Drivers will want to be extra careful during this time as there will be more traffic and community members out walking in our neighborhood.

The CDD Board has just started to work on next year's budget, and our first action was to look at our reserve funds and evaluate if they are adequate enough to cover the assigned line item for the next fiscal year. One example, we will look further into such items as the community's ponds, and the cost to maintain them will have to be reviewed for adequate funding. This is definitely a lengthy process that entails a detailed look at where increases or decreases need to take place in all areas the CDD maintains and is responsible for. We are continuously looking at all aspects of the budget carefully and how it affects our community as we strive to keep our community beautifully maintained and up to date at a reasonable cost. We are grateful for Terry Bechtel on our board who has created an excellent excel document to input and track our budget as we progress.

We are fortunate as a community to have an experience and dedicated board. I would like to take a moment to recognize one particular board member, Scott Carlson, who is an outstanding asset given his extensive background in the landscaping business. Scott has taken an active role along with Todd, our site manager, to do monthly inspections of our property along with Yellowstone Landscaping. They drive throughout our community with our landscaping company to look for opportunities for improvements and also hold Yellowstone landscaping to the standards that keep our community thriving and vibrant. Scott's oversight has already set a high standard and accountability for our community. Each board member is also actively involved with bringing issues or suggestions at our meeting with Yellowstone.

I would encourage residents of our community to reach out to our staff when they see an issue related to CDD controlled areas such as the pool, the playground, the fitness center, and landscaping along Lexington Oaks Blvd. We strive as a board to continually maintain and enhance our community. Given the large area under our control, things may happen of which we are not aware. We have staff on the grounds throughout the week, and they are committed to maintaining a clean and safe environment. If new situations arise, please reach out to our office and inform us. Also, residents, if you sign out an Access Card Visitor Pass for a guest, please ensure the visitor pass is returned to the office staff. There is a 25.00 administration fee for lost or non-returned cards.

**A note from the Site Manager:**

I just wanted to take a moment to let everyone know that if you have any concerns that you feel need to be addressed, or there is something you wish to let me know, the best way to contact and get your message to me is to email me directly at [lexoaks1@gmail.com](mailto:lexoaks1@gmail.com).

My duties as the Site Manager don't always allow me to be available to take calls, so if there is something the office staff can't help you with, please email me and I will address it as quickly as possible. Besides overseeing the day-to-day operations of the Community Center facilities, I spend a lot of time working with our Management company to make sure all invoicing, payments, and financial needs are in order. I am also constantly working with our landscape company, pond company, pool company, and all other vendors that we deal with here at Lexington Oaks. And, of course, as a community that is now well over twenty years old, there is always something that needs to be taken care of, so there are many times that I am needed to help with maintenance issues. I have recently been made aware that residents feel it is difficult to get a hold of me, so I just want to take this opportunity to let you know that the best way to contact me anytime is through the email address listed above.

Respectfully,  
*Bill Palermo*

# BR Insurance Group, Inc.



*A team of professionals  
working hard for you!*

## Insurance Made Easy!

AM Best Rated Carriers  
Demotech Rated A Carriers



If any of the following describes you,  
call us today!

- ◇ Getting cancelled or non renewed
- ◇ Had a water loss or previous claim or claims
- ◇ Older roof / Waiting on a new roof
- ◇ No current coverage
- ◇ Rate Increased
- ◇ Water sub-limit on your property
- ◇ Looking for someone to explain your coverage
- ◇ Purchasing a new home - Primary/VRBO/Vacant/Builder's Risk



We are here to help! Call us today for the service and coverage everyone deserves!



*Brenda Barton*

CIC, CPIC

Agency Owner - Private Client Specialist

2647 Narnia Way, Ste #101

Land O lakes, FL. 34638

800-508-7750

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



We welcomed the Spring season last month. With that, comes the urge to do our Spring cleaning. It's a great time to go through what we've accumulated, decide what we need, what we should store away and what we feel we can do without. **The Community Yard sale is just around**

**the corner. This year's Spring Community Yard sale will be held on Saturday, April 20th from 8 am to 3 pm.** It's a great way to put some cash in your pocket, while helping someone else save some money.

It is also time to clean the exterior of your home. Remington residents should make sure that their driveways, sidewalks, home exteriors and mailboxes are clean. Also, evaluate your mulched areas which may need refreshing. Fallen leaves should be removed from lawns. When doing so, bag the leaves for removal with the trash. Please **DO NOT** push leaves to the street or storm drains. If the drains become clogged, clearing them could be quite expensive. Remember, our management company has the job of performing inspections each quarter and no one likes to receive a violation notice.

We also received a complaint about "poop" being left on lawns and not being picked up. We don't believe that anyone would purposely leave their pet's remnants behind. Sometimes folks run into each other and stop to chat. We would ask that when your conversation ends that you quickly check the area around you, as you may not have noticed that your pooch was busy while you were distracted. If you've left your home only to discover that you are without a bag to pick up waste, please return to the area with a bag to take care of it.



Once again, we wish to thank one of our volunteers for performing some needed repairs. We are grateful that an observant homeowner pointed out a tripping hazard before someone got hurt. The mats along the sidewalk ramps by the pool, which are required to aid those who are legally blind identify that they are entering a street had begun to lift, causing a hazard. We were able to fix them, saving the expense of purchasing

new mats and paying for installation. We also had a water leak under a toilet in the ladies' bathroom. A volunteer removed the toilet, replaced the wax seal, reset the toilet and recalced it. The only cost to the HOA is the reimbursement of the items needed for both repairs, which otherwise would have been hundreds of dollars. This again brings up why volunteers are so important to the community. Everyone should appreciate all that our current and past volunteers have done. We don't want to take advantage of the volunteers that we have been relying on. We hope that more folks will volunteer their talents to the community, by letting the Board know what skills they have, be it a specific trade or just a willingness to participate in group beautification efforts.

**Our Annual Meeting date has been set for Thursday, June 13, 2024 at 7 pm. We have reserved the backroom at the Community Center for those who wish to attend the meeting in person. For those who cannot, the Zoom meeting option will be available. All details and forms will be forthcoming.**

Sincerely,  
Your Remington Board of Directors

Remington HOA Board Contact  
*Carol Soldi-Hall*  
President  
CSoldiHall@aol.com



April 1, Lexington Oaks Women's Club  
10:00am

April 4, CDD Workshop 9:00am

April 8, Pimlico HOA 7:00pm

April 10, ACC Meeting 5:30pm

April 10, Master HOA Meeting 6:30pm

April 15, Book Club 6:30pm

April 17, Covenant Enforcement Meeting  
6:30pm

April 18, CDD Meeting 6:30pm

April 20, COMMUNITY YARD SALE  
8AM-3PM

April 24, Lex Oaks Security Meeting  
7:00pm

April 25, Churchill HOA 6:00pm



# SERVICE ALL ABOUT YOU!

**\$98.00**  
**MAIN LINE**  
**DRAIN CLEANING**

Cannot be combined with any other coupon or discount. Limited only to accessible outdoor sewer cleanouts. Other restrictions may apply. Expires 4/30/2024

**FREE**  
**SERVICE CALL**  
with any repair

Cannot be combined with any other coupon or discount. Valid on HVAC and Plumbing service appointments. Other restrictions may apply. Expires 4/30/2024



**SPECIAL**  
**OFFERS**

## CORNERSTONE

**AIR CONDITIONING • PLUMBING • ELECTRICAL**

**UP TO**  
**\$2100 OFF**  
**New HVAC System**

Coupon must be presented at time of estimate. Cannot be combined with any other offers. One coupon per household. Other restrictions may apply. Expires 4/30/24

### AIR CONDITIONING

- ✓ Full Service A/C, Plumbing & Electrical
- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ Service and Repair on all brands of A/C Equipment
- ✓ A/C Maintenance Plan
- ✓ Up to 5 years NO interest \*WAC
- ✓ New A/C System as low as \$65 Monthly \*WAC

### PLUMBING

- ✓ Plumbing Inspections
- ✓ Stoppages, Leaks, Drain Cleaning
- ✓ Water Heater Repairs & Replacement
- ✓ Tankless Water Heater
- ✓ Water Treatment & Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipe
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

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

### GENERATORS

- ✓ Generac Guardian Series Generator
- ✓ Installation Whole Home & Portable Generators
- ✓ Serv & Maint of Cornerstone installed Generators
- ✓ Runs on natural gas or liquid propane for days to weeks
- ✓ Protects your home automatically when the power is out
- ✓ No risk of deadly carbon monoxide poisoning
- ✓ Provides 24/7 protections, whether your home or away
- ✓ Turns itself off when utility power returns
- ✓ 18 Month NO Interest Financing \*WAC

**Call Today!**  
**Fixed Today!**

**813-618-5680**

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

CAC1816647 & CFC1428982 • EC13011923



## Protect Your Children and Pets...



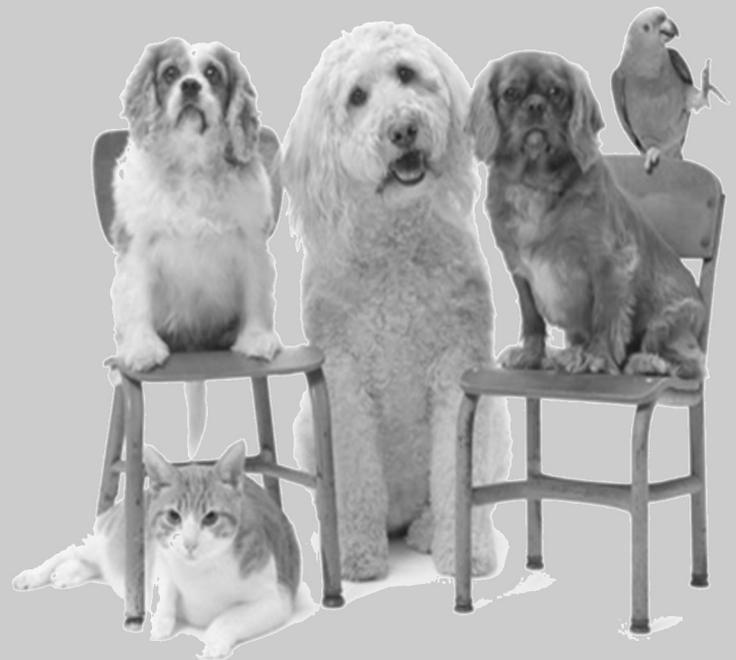
- **Monthly Service From \$45.00/month**
- **State Licensed Spray Technicians**
- **Organic/Natural Fertilizers**
- **No Contracts**

**Service**  
**starting at**  
**\$45.00!**

License # JE169042

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

If you've been bitten by a wild or domestic animal call  
**813-307-8059.**





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

**APRIL MEETING**

The Lexington Oaks Women's Club will meet at the Community Center on Monday April 1st, 2024. Breakfast goodies at 9:30 and our meeting will begin at 10:00am.

**PRESIDENTS MESSAGE**

At our April meeting, we will be reading the essays of the Merit Award winners for 2024. We will also be taking nominations and voting on our new officers. May brings the Installation of Officers, the presentations of our LOWC Merit Awards, and the official final business meeting of the year. If you'd like to be a part of this group of creative and community caring women, please come meet us and become involved in our future plans at the April meeting.

**MEMBERSHIP**

The LOWC enjoys getting new members! We invite all women residents of Lexington Oaks to come to one of our meetings to see what we are all about. We raise money for merit awards, donate toys, clothes, and supplies to local schools, and we spend time with residents of Rosecastle Assisted Living Center. We have a lunch group, a travel club, a Bunko nite, a Mahjong group and a monthly book club. New members bring new ideas and new energy. Please be our guest at the April meeting... come early at 9:30 and enjoy the company and the goodies provided by our hostesses.

**2024 MERIT AWARDS**

The deadline has come and gone. Winners will be notified this month.

**APRIL ACTIVITIES**

**BOOK CLUB**

Meets on the 3rd Monday at 6:30 p.m. Phyllis C. and Susan B. Chairpersons  
Book club will be held Monday April 15th at the community center. We will be discussing "7 Perfect Things" by Catherine Hyde. Cathy W. will be our discussion leader. Remember to bring your own drink and something to share if you care to. All are welcome!

**LUNCH WITH THE LADIES**

Mary H. MaryLou S. Chairpersons  
Join us for lunch Wednesday April 24th. Location to be determined at our April meeting. Everyone is welcome. There will be a sign-up sheet at the meeting or call Mary at 813-501-8703 for more info!

**LIBRARY**

Deb. B. Chairperson  
Thanks to everyone who brought books for the library. Please remember that the library does not accept hard cover books. Paperbacks Only!!

**CHARITIES**

Deb B., Chairperson  
All of our charity work is finished for the year unless we hear of other needs. Great job ladies! We delivered the spring school supplies that were asked for to the local schools in need. They were thrilled! Don't forget to get your "unwanted treasures" to Cindy Wilson or Debbie Blackton for this month's community yard sale. All proceeds go to our charities!

**LEXINGTON OAKS COMMUNITY YARD SALE**

Our community yard sale is Saturday April 13th. The Women's Club will be holding their sale in Preakness Village at 5052 Silver Charm Ter. Please come and help support our efforts to continue our Merit Awards program.

**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 our final business meeting/ luncheon on May 6th at Bahama Breeze. We will have lunch at 11:30am followed by a short meeting, the installation of the new Board of Directors, and the presentation of the Merit Awards. Menu selection and \$5.00 deposit is due to Max at our April meeting. Contact her for more information.



# 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/awmveqwmawwjdxjnzv>



JUST LISTED!! 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 \$550,000. 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.

### February Active Listings:

List Price	Bed	Bath	Yr	Sq Ft	Address
\$425,000	4	2	2004	1,956	5131 Culpepper Pl
\$320,000	2	2	1999	1,493	26315 Whirlaway Ter.
\$535,000	4	3	2004	2,585	5740 Riva Ridge Dr.
\$549,900	4	2	2002	2,534	25806 Hartack Dr.

### February Properties Sold:

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$350,000	3	2	2000	1,667	14	26529 Whirlaway Ter.
\$350,000	3	2	2002	1,505	41	5821 War Admiral Dr.

\*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period February 1 through February 29, 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.



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:



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

