



LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

APRIL 2025



- **Internship opportunity-** Are you a college student looking for a part-time Communications internship? We have an exciting opportunity that supports the HOA's communication efforts, including our monthly Lexington Oaks Newsletter. To qualify, you (or a family member) must reside in Lexington Oaks, be a current college student, and be available for 5-10 hours monthly. This internship is ideal for students majoring in Communications, Journalism, Public Relations, or Marketing, though all students are encouraged to apply. This is an unpaid internship, but it will be a valuable addition to your resume. To apply, send your resume or a summary of your qualifications, along with a short statement explaining your interest in the position, to lexoaks@ciramail.com.
- **Spring is here, and weeds are thriving** - Get rid of weeds! A good rule of thumb is to spray something on the new weeds every week from March until about October. There are plenty of commercial weed killers available, but many come with potential adverse effects on the environment and health. You can also consider using organic blends made from herbal concoctions. Vinegar? Yes, but make sure it's not the kind you use for cooking. Look for vinegar with an acetic acid concentration of 20% to 30% (the food grade is only 5%). This method works by burning the weeds, so remember to wear safety glasses and gloves for protection. If a weed has flowers or seeds, remove it as soon as possible.

- **Yard of the Month is returning** – Time to clean out those flower beds, upgrade plants, and improve yard appeal. Focus on creating a well-maintained, visually appealing, and clean yard, including a healthy lawn, trimmed shrubs and trees, and a neat overall appearance. April winners to be published in May newsletter
- **ACC Applications** – Do you have a home improvement project coming up? This could include painting, roof or gutter replacement, landscaping, lighting installation, fencing, or tree removal. Make sure to submit your Architectural Application well in advance to allow enough time for approval. Please note that starting your project before receiving approval will result in a fine. While approvals can take up to 30 days, applications submitted accurately and completely are usually approved much sooner. As you plan your project, be sure to read the Architectural Guidelines document. If your project involves painting, refer to the approved paint schemes. Everything you need can be found on our community website under the Documents tab. Lastly, remember that the Architectural Control Committee (ACC) is comprised of volunteers who dedicate over 20 hours each month to serve our community.

- **Golf Course**— We are fortunate to live amidst lush fairways and manicured greens. Lexington Oaks is a desirable course that attracts golfers from the greater Tampa Bay area to our community. Each weekend during peak season, over 500 golfers visit Lexington Oaks on Saturday and Sunday alone. We should strive to make a positive impression as a welcoming neighborhood. Our community's reputation and appearance can also influence property sales and home values. Please be cautious of golf carts while driving within the community, especially

when pulling onto LexOaks Blvd and at designated crossing areas. Many of us who chose to live on the course often find golf balls in our yards, flower beds, gutters, and even front yards (really bad shots...). Let's ensure the views from the course of our backyards show well-kept lawns and that our interactions with golfers always remain positive - especially when we must politely remind them to stay out of flower beds.

- **HOA attorney to attend April meeting** – Attorney Ben Raving from Rabin, Parker, and Gurley will be attending our next HOA meeting to provide an update on current legal matters and address resident concerns. We encourage you to attend the April 9th HOA meeting if you would like to learn more about these topics.
- **Please join us in the Lexington Oaks Community Center for the ACC meeting on Wednesday April 9th at 5:30 PM, followed by the HOA meeting at 6:30 PM.**

Don Hanna
Vice President



Future Meeting Dates

4/9/25	ACC - 5:30 PM	HOA - 6:30 PM
5/14/25	HOA - 6:30 PM	
6/11/25	HOA - 6:30 PM	
7/9/25	ACC - 5:30 PM	HOA - 6:30 PM
8/13/25	HOA - 6:30 PM	
9/10/25	HOA - 6:30 PM	
10/8/25	ACC - 5:30 PM	HOA - 6:30 PM
11/12/25	HOA - 6:30 PM	
12/10/25	HOA - 6:30 PM	

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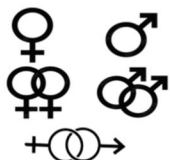
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Lexington Oaks Master Homeowner's Association

Board of Directors

Eileen Ozar	President	248-505-2815	e.i.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.i.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		

Churchill Villas

Annual Meeting- Reminder that the Churchill Annual Board Meeting & Election is Thursday, April 24, 2025, 6:30pm at the Lexington Oaks Community Center. This meeting will provide a summary of 2024, financial information for future projects and conduct election for 3 board seats. Please note that meeting attendance must meet a quorum of 2/3 homeowners either in person or via proxy to conduct the annual meeting and elections. While we of course would appreciate to see you all in person, we know not everyone will be able to attend. If you cannot attend, please be sure to complete and return your proxy that was mailed by First Service Residential so the annual meeting business may be conducted.

There is opportunity for you to make a difference in and for our community if you choose to run for one of the open board seats. We truly have a great community and hope to continue moving forward in a positive way. So, we are looking for talents to serve Churchill and bring some fresh ideas. Please keep in mind that our Board must have 3-5 members to serve or be forced to have a state appointed receiver to conduct the HOA business. Let's not let that happen! If you have been wanting to see something different or changes made, now is the time to toss your hat into the ring for our board election.

Spring Time Refreshing – it is that lovely time of year before the summer heat arrives! Also, it's time to refresh those flower beds, shrubs and mulch areas. It is the homeowner/resident responsibility to refresh these areas by removing dead plants or shrubs and refreshing mulch to brighten up your curb appeal.

Fall Sod Project- The Board continues to meet with landscaping vendors regarding the fall sod project. More details to come on this project in future newsletters.

Parking On/In Grass Areas- As a reminder, please do not park in any grass areas in Churchill. While parking on the street overnight in Pasco County is not allowed, parking for a short time period is acceptable. If you are having a gathering and need additional parking space, please utilize the parking lot at the Lexington Oaks Community Center.

Alligator Mating Season – For those new to our community, we are approaching alligator mating season which is generally April – June. If you are new to Florida, if there is fresh water, it is safe to assume there may be gators present. Social media posts from our community and golf course have shown gators lately. This is not unusual during mating season. During this time, gators tend to be more active and visible. So be aware of your surroundings and if you walk small pets, keep them away from the ponds.

Pat Donahue, President
PatriciaDonahue99@aol.com



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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 on 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**.

Pimlico Post

Welcome Spring and daylight savings time! Thanks to those of you who have been out sprucing up your yards, mulching and trimming frost ridden plants. We have had some beautiful days, hope you have been able to get out and enjoy the weather and nature. It's good for the soul.

Pool Etiquette

With the return of warmer days and longer daylight hours we will be seeing more use of the pool. Please reacquaint yourselves with the pool rules. No food on pool deck. Remove trash from area or place in cans in bathroom. Be respectful of others in the area, and keep music at a lower volume. Children under 16 must be accompanied by an adult.

Pimlico Gathering

At the time of this publication we would have already had our Annual Pimlico Gathering and hope everyone had a good time!

Pressure Washing

An email blast will be sent out as well as notification on the Pimlico Neighbors Facebook page when the dates have been finalized for the pressure washing. Cars will need to be moved from the driveway when you see the pressure washing cleaners getting closer to your home.

Sod Replacement

Will resume closer to rainy season.

Community Reminders

- Pick up after your pets.
- No overnight parking on the street.
- Speed limit 25mph
- Check the board at the entrance for the date of the next HOA meeting in June

Randy Adams, President

RandyA3468@gmail.com



Remington Village

Spring came very quickly and it is once again time to take a look at your property to see if there are areas of your property you need to address. Driveways, houses and sidewalks may need pressure washing, or plant beds may require mulch refreshing. The management company will perform its next inspection in May.

The Board had the pool deck, fence surround, driveway and sidewalks pressure washed, as well as the pool deck repainted in February. Board member Paul Wonderlin found a company that did it all for less than half of the cost of just having the deck repainted in 2019. Great job Paul!

The pine bark was also purchased and spread at the pool on March 1st. Some homeowners had their beds done as well, and some inquired about purchasing. The Boy Scout Troop will contact us before their next fundraiser in September and we will pass along the information for anyone wishing to purchase. The Board wishes to thank Elbert Nasworthy for sending the information that provided another opportunity for the HOA to save some money while also helping others. Great win-win for all!

For anyone wishing to embark on an outdoor project, remember you must seek approval from the Architectural Control Committee first! We have updated the approval form so please make sure you have the latest revision (2/20/2025). It is available on our portal at Creative-mgmt.com, under Documents>Forms. We also wish to welcome Jena Fernandez to the Architectural Committee. She has replaced Debbie Keisler, who did a wonderful job but who has moved from the community. Thank you, Jena, for volunteering your time!

We have recently been having issues involving parking in the community. The pool driveway is for use by only those who are using or maintaining the pool. It is not extra driveway space for homeowners. We have updated our contract with our tow company and they have installed a sign at the pool driveway warning that unauthorized vehicles will be towed at the owner's expense. It is unfortunate that it came to that but it started as a car here and there being parked at the driveway to a vehicle being stored there. The Board received a call from a homeowner asking if they could also store an extra vehicle there.

NO overnight parking on the street is allowed. If you have an overnight guest, they must park in your driveway. If you don't have the space, you can arrange for use of a spot in a neighbor's driveway or obtain a parking permit at the community center.

When walking your dog, please make sure you are picking up his/her waste! It is required by state statute, as well as a rule within our HOA and just the courteous and neighborly thing to do. Homeowners are trying to catch the offender(s) and have even resorted to placing a sign at a place of an offense. If you discover you've run out of waste bags, please get one and return to pick up the excrement. If you've been chatting, please inspect the area, as your dog may have left something while you weren't looking. This is a topic that should not need to be addressed constantly.

It is also time to think about our Annual Meeting. It will be held on Thursday, June 12, 2025 at 7 pm in the Community Center. If you wish to serve on the HOA's Board of Directors, please watch for the meeting notice and candidate form.

Sincerely,

Your Board of Directors

Carol Soldi-Hall, President CSoldiHall@gmail.com



APRIL 3, CDD WORKSHOP 9:00AM

APRIL 7, LEXINGTON OAKS WOMEN'S CLUB 10:00AM

APRIL 9, ACC MEETING 5:30PM, MASTER HOA MEETING 6:30PM

APRIL 12, COMMUNITY YARD SALE 8AM TO 3PM

APRIL 14, PIMLICO HOA MEETING 7:00PM

APRIL 16, COVENANT ENFORCEMENT COMMITTEE MEETING 7:00PM

APRIL 17, CDD MEETING 6:30PM

APRIL 20, HAPPY EASTER

APRIL 21, BOOK CLUB 6:30PM

APRIL 23, LEXINGTON OAKS SECURITY PATROL MEETING 7:00PM

APRIL 24, CHURCHILL HOA 6:00PM

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Lexington Oaks Community Development District



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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

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997-1354

Asst. Secretary

Butch Straber

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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

LEXINGTON OAKS CDD REPORT FOR APRIL 2025:

I was elected to the CDD Board on November 5, 2024. First, I want to thank everyone for their vote of confidence in me. I received 85% of the votes for CDD Seat 5 and I am very grateful for everyone!

Because I was not allowed to publish my Bio, I wanted to introduce myself to the Lexington Oaks Community.

I moved here on May 1, 2019 from Indiana. I had visited family in Wesley Chapel several times over the past 10 years and fell in love with the Florida weather and the beauty of the Lexington Oaks Community. I retired from the largest Electric Company in Indiana after 34 years. It was Public Service of Indiana when I started to work there but with several mergers it became PSI Energy, Cinergy and eventually Duke Energy. I was the Manager of Standards for about 10 years but my last 8 years I was a Construction Manager/Project Manager for very large projects for General Motors (in the NonRegulated part of the Utility). These projects were building Power Houses for Automotive Plants that ranged from \$10M to \$98M dollars. With all projects finished ahead of schedule and under budget. I belonged to several service organizations and youth programs. I was a Past Distinguished President of the local Kiwanis Club, a Quality District Chairman for the Hou Koda District of the Boy Scouts of America for two terms (2 years each) – we were a Quality District all 4 years, past President of the Indiana Electric Association (IEA), Past President of the Electric League of Indiana (ELI), Past Chairman of the Northeast Underground Committee (NEUC), Past Chairman of DSTAR, Past Vice-President of the Western Section of the Crossroads of America Council (CROAC), BSA and President of my HOA my last 8-years of living in Brownsburg, Indiana. I also coached Little League (LL) for 30 years and served on LL Boards for 35 years.

Today, I am serving on the Advisory Board of the CROAC and serving on Atonement Lutheran Church Council.

I invite anyone in Lexington Oaks to reach out to me if they have any suggestions or concerns about our Lexington Oaks Community. I hope to assist my fellow members of the CDD Board in maintaining our Beautiful Community and making improvements when needed.

We encourage everyone to attend the CDD Board Meetings with any concerns or just wanting to observe the Board in Action. Our Workshop (Planning Meeting) is the first Thursday of each month at 9:00 am and our Regular Meeting is the 3rd Thursday every month at 6:30 pm. All meetings are in the Community Center of Lexington Oaks.

Best Regards

N. C. (Butch) Straber

LEXINGTON OAKS WOMEN'S CLUB

APRIL MEETING. The Lexington Oaks Women's Club will meet at the Community Center on Monday April 7th, 2025. 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 2025. 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 CompassRose Assisted Living Center. We have a lunch group, a travel club, a Bunko night, 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.

2025 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. Susan B. Chairperson

Book club will be held Monday April 21st at Micki S's house. We will be discussing "Scott Killian and the Letter" by Jessica Manges. Micki 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 30th at Sonny's BBQ. We will meet there at 12:00 noon. 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 12th. 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.

Upcoming Meeting/Social: Our next meeting will be our final business meeting/ luncheon on May 5th at Tampa Bay Golf and Country Club. 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 \$7.00 deposit is due to Max at our April meeting. Contact her for more information.

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February Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$543,999	4	3	2000	2,410	5117 Spectacular Bid Dr.
\$400,000	3	2	2003	1,858	25311 Lexington Oaks Blvd.
\$395,000	4	2	2003	1,665	5225 Algerine Pl.
\$399,900	3	2	2003	1,550	25348 Flying Ebony Ln.
\$384,900	4	2	2001	1,956	5532 War Admiral Dr.
\$425,000	4	2	2002	1,956	5913 Lawrin Ct.
\$499,000	4	2	2003	1,936	5903 War Admiral Dr.

February Sold

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$330,000	3	2	1999	1,486	7	5526 Cannonade Dr.

*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period February 1 through February 28, 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.



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