



LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

MAY 2026

President's Message

John Phommavongsai

Lexington Oaks HOA – May 2026 Newsletter Enhancing Your Community Experience – Simpler, Faster, Better

Dear Lexington Oaks Residents,
As we head into May, we're excited to share several updates focused on improving your experience as a homeowner—along with helpful information for the season ahead. Our goal continues to be simple: **clear communication, efficient processes, and a well-maintained community we can all take pride in.**

Featured Update: Improved ACC Application and Color Appendix

We are pleased to introduce a **newly redesigned Architectural Control Committee (ACC) Application along with an enhanced Color Appendix**—both created to make your submission process easier and more efficient.

What's New with the ACC Application

- Cleaner, more user-friendly format
- Clear step-by-step sections to reduce confusion
- New Request Category field:
 - ◇ Urgent Maintenance (ex: roof leak, immediate repair)
 - ◇ Maintenance/Replacement (same style/color, no change)
 - ◇ Improvement/Change (modifications or upgrades)

Result: Fewer delays, faster reviews, and a smoother process from start to finish.

Enhanced ACC Color Appendix – Easier Paint Selection

We've simplified the Color Appendix to make choosing and submitting paint requests more straightforward:

- Clearly organized by **Color Scheme Number**
- Easier identification of **body, trim, and door combinations**
- Simplified format to help you quickly select and enter the correct information

Result: More confidence when submitting paint requests—and fewer revisions needed.

Important Reminder

- **No changes have been made to ACC guidelines or rules**
- These updates are strictly focused on **format, clarity, and usability.**

Community Education – Did You Know? HOA vs. CDD Responsibilities

- The HOA manages community standards, ACC approvals, and neighborhood appearance
- The CDD (Community Development District) typically maintains roads, large common areas, and infrastructure

Understanding the difference helps clarify where to direct questions or requests.

Pasco County Updates & Reminders Hurricane Season Begins Soon (June 1)

Now is the time to prepare:

- Review your emergency plans
- Check outdoor items and secure loose materials
- Trim trees and inspect your home exterior

Water & Irrigation Awareness

As temperatures rise:

- Follow any county guidance on watering schedules
- Avoid overwatering to protect landscaping and conserve resources

Family & Lifestyle Tips

- **Pet Courtesy Reminder:** Please clean up after pets and follow leash rules
- **Outdoor Safety:** Stay hydrated and be mindful of heat during outdoor activities
- **Home Maintenance:** May is a great time for exterior touch-ups and seasonal upkeep

Communication & Resident Tools

- Access documents through our **www.mylexoaks.com website** or the **RealManage Resident Portal**
- Reminder: Community social media pages are **not official HOA communication channels**

Please join us for the next HOA meeting at the Lexington Oaks Community Center on Wednesday May 13 at 6:30 pm. HOA Board contact information can be found at www.mylexoaks.com under the Board Master Homeowners Association tab.

Churchill Villas

Irrigation Project - The Churchill irrigation project is in full swing. RAM started on the north end of Whirlaway and will continue throughout the community for the next 12-16 weeks. Unfortunately, there have been a couple of instances with cables being cut during the digging. RAM takes these errors seriously and of course, is responsible for any cost that may

have been incurred by homeowners. RAM is working to ensure all cables have been identified and marked to avoid any other issues as the project continues. Your patience and understanding are appreciated while this important upgrade for our community is in progress.

Water Restrictions - Pasco County has issued drought water restrictions, please comply with all conservation efforts until the rainy season arrives. All restriction information can be found at the Pasco County Utilities website.

Spring Time Yard Maintenance –

A reminder that each homeowner is responsible for their yard “footprint”. We do understand that navigating the water restrictions and dealing with our past season’s frost bite some of the flower beds and footprint areas are looking a bit under the weather. Before removing the frostbitten plants, give them some time to regain some life. Some are already starting to show sprouts. Please do give them a fresh clean up and remove the areas that were damaged by the frost to give the plants a chance at regrowth. A simple refresh such as this will improve these areas.

Pool Season – Now that the warm weather is upon us, our pool will start to see more traffic. As a reminder, this pool is for Churchill residents only and we ask that you kindly follow the community rules for guests – homeowner/resident must be present, and only 5 guests per homeowner/resident.

In addition, please be sure to turn off bathroom lights, lock bathrooms and place all trash in the receptacle provided before leaving. If utilizing the shower at the cabana, be sure the handle is pushed to the top and the water is off.

Smoking is permitted, in the designated area with receptacle available for smoking product debris.

Watch For Kids at Play – Be sure to look out for kids playing, especially inside the gate entrance when entering Churchill. It is great to see the kids out at play and we need to make sure we keep an eye out for these kids while keeping our community safe for them to play.

Next HOA Board Meeting

The next Churchill Board Meeting will be Wednesday, May 27, 2026 at 6:00 pm at the Lexington Oaks Community Center. If there are any items you would like to include on the agenda to discuss, please reach out to Georgie De Leon at First Service Residential.

Terry Bechtel President
tbechtellexoaksccd@gmail.com

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May 2026 COMMUNITY CENTER CALENDAR

- May 4, Lexington Oaks Women's Club 10:00am
- May 7, CDD Workshop 9:00am
- May 10, Mother's Day
- May 11, Pimlico HOA 7:00pm
- May 13, Master HOA Meeting 6:30pm
- May 18, Bood Club 6:30pm
- May 20, Covenant Enforcement Committee Meeting 7:00pm
- May 21, CDD Meeting 6:30pm
- Mat 25, Memorial Day
- May 28, Churchill HOA 6:00pm



Lexington Oaks Community Development District



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Todd Wilhelmi

Receptionist

Judith Martinez

Receptionist

Sharon McMinn

Services

Doug Johnson

Services

Ellie Cody

Hi Neighbors,

The CDD Board will begin working on next year's budget in the near future. Our first step will be to review our reserve funds and confirm that they are adequate for the upcoming fiscal year. For example, we will be taking a closer look at the community's ponds and evaluating maintenance costs to ensure proper funding.

This budget process is detailed and time-intensive. We carefully assess where increases or reductions may be needed across all areas the CDD maintains. Our goal is to keep the community well-maintained and up to date while being responsible for the stewards of your funds. We would like to thank **Terry Bechtel** for creating an excellent Excel tool that helps us track and manage the budget. We also appreciate the valuable input from **Mark and Ruben at Inframark** throughout this process.

This winter has been unusually long and cold, and it has taken a toll on landscaping throughout the community and on individual homes. We are actively clearing damaged vegetation and assessing root health. With proper care, many plants can be cut back and encouraged to grow. We appreciate your patience as we work to restore the community's landscaping to its previous beauty. This effort began in April and will continue over the coming months.

Current areas of focus include:

- Replacing viburnum throughout the community that was damaged by the freeze. Our irrigation company has agreed to replace some of the affected plants.
- Beginning the previously approved landscaping project in the median at the front entrance, behind the community sign. Weather delays pushed this work back, but it is now moving forward.
- Installing new sod in several areas throughout the community to improve the overall appearance.

We have also selected our new color scheme and will soon begin painting the Community Center and Fitness Center. Todd will notify residents through the digital sign before work begins. Please note that temporary closures of the pool or fitness center may be necessary during the project. We will communicate any closure dates in advance.

In addition, we have engaged several lighting companies to explore upgrades to our entrance lighting. The current system has been in place since Pulte installed it, and new technology offers opportunities to enhance and beautify the front entrance. Several companies have provided displays and detailed visuals for our review. We approved this at our April 16th meeting and will provide updates on its completion date.

Sincerely,
Bill Palermo

REMINGTON VILLAGE

As I'm sure you are aware, Pasco County is asking our homeowners to conserve water due to continuing dry conditions. Conserving water at home is easier than you might think. Simple habits—like fixing dripping faucets, turning off the tap while brushing your teeth, and running dishwashers and washing machines only when full—can save hundreds of gallons each month. Outdoors, use mulch or drought-tolerant plants help reduce waste. Even small upgrades, such as installing low-flow showerheads or high efficiency toilets, make a meaningful difference over time. You can find more tips and information online at Bit.ly/PascoWatering. Every little step helps protect our shared resources and keeps our community sustainable!

As Memorial Day approaches, we take a moment to honor and remember the brave men and women who gave their lives in service to our country. We hope the holiday weekend offers everyone a chance to reflect, spend time with loved ones, and to enjoy the start to summer!

Sincerely,
Your Board of Directors
Carol Soldi-Hall
President
CSoldiHall@gmail.com

Lexington Oaks Women's Club (LOWC) Linda Mooney Presidet
FSU mom303@verizon.net

MAY MEETING. The Lexington Oaks Women's Club's annual May meeting/ luncheon will be held on May 4, 2026. We will be meeting at Omari's Bar and Grill at 11:00 am for a short meeting, followed by lunch and the presentation of the 2026 Merit Awards.

PRESIDENT'S MESSAGE. We have our last "official" business meeting Monday May 4th. New officers for the 2026-2027 year will be installed, and we will be recognizing the 2026 Merit Award recipients.

This group of ladies did a great job of continuing the objectives/purpose of our club- to give back to our community and make lasting friendships. We were able to continue our charitable donations due to some excellent fundraising. I appreciate and thank each one of them. I look forward to seeing everyone again at our first meeting in September.

2026 MERIT AWARDS. Each year the LOWC provides monies to a few resident students to help offset the cost of their continuing education/ training. Thank you to all of the students who applied for our 2026 merit awards. They have demonstrated that Lexington Oaks has a lot of hard working, accomplished young people. Congratulations to our 2026 winners- Vanessa Bock, Emily Bowling, Erik Ereon, Tyler Niemann, Julian Rivera, Felipe Santiago, and Grace Walker. Applications for the 2027 Merit Awards will be available at the community center in October.

MAY ACTIVITIES

BOOK CLUB. , Phyllis C. Chairperson. Book club will be held May 18th at the community center at 6:30. We will be discussing "What Alice Forgot" by Liam Moriarty. Sandi F. is our discussion leader. Bring your own drink and a snack to share.

LUNCH WITH THE LADIES, Mary H., MaryLou S., Chairpersons
Lunch will be held May 27th at Ukulele Brands on 41. Sign up at the meeting or call Mary H. at 813-746-1405.

LIBRARY, Deb B. Chairperson. Come grab a good summer read at the library during regular community center hours, and check out our "little library" outside!

CHARITIES. Deb B. Chairperson. We had a great turn out at the April yard sale! Thanks to all who supported us! All proceeds go toward our Merit awards and other charities.

Upcoming Meeting/Social: . Our summer socials will begin June 1st. We meet at the community center at 10:00am for breakfast goodies and socializing. No official meeting. We bring something to share and our own drink. Come get to know us! All women residents are welcome.

Looking to sell? Call Vince and Michelle!

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The big ones and the small.
A mother's love and tenderness
Is the greatest of them all.*

Happy Mother's Day 2026

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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.

March Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$479,900	4	3	2003	3,016	25954 Risen Star Dr.
\$419,000	4	2	1999	2,114	5323 Bold Venture Pl.
\$389,500	4	2	2002	1,956	5856 Count Turn Ln.
\$371,000	3	2	2002	1,525	5306 Lookout Pass
\$330,000	3	2	2002	1,492	5107 Gato Del Sol Cir.

March Sold Listings

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$565,000	4	3	2000	2,554	65	5130 Spectacular Bid Dr.
\$410,000	4	3	2003	2,585	205	25942 Risen Star Dr.
\$645,000	4	3	2003	3,614	16	26205 Sword Dancer Dr.
\$400,000	3	2	2002	1,858	6	5629 Grindstone Lp.
\$399,000	4	2	2002	1,956	0	5843 Count Turf Ln.
\$375,000	3	2	2003	1,525	7	5132 Quadrangle Ct.
\$344,900	4	2	2003	1,936	52	25422 Lexington Oaks Blvd.

*DOM=Days on Market NOTE: Based on information from the Stellar Multiple Listing Service for the period March 1st through March 31, 2026. 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.

