



LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

MAY 2025



Honoring the Mothers of Lexington Oaks As Mother's Day approaches on **May 11th**, we take a heartfelt moment to celebrate the incredible women who help shape our Lexington Oaks community. Mothers are the backbone of our families, the heart of our homes, and the spirit of our neighborhoods. Their unwavering love, tireless dedication, and daily sacrifices deserve our deepest appreciation.

Did you know Mother's Day began in the early 1900s? Anna Jarvis organized the first official celebration in 1908 to honor her late mother and lobbied for a national holiday. Thanks to her efforts, President Woodrow Wilson declared Mother's Day a U.S. holiday in 1914. Over the years, history has been shaped by extraordinary mothers like Mary Washington, who raised the nation's first president, and Harriet Beecher Stowe, whose powerful words helped fuel the fight against slavery.

Let's take this opportunity to thank and celebrate the mothers in our lives—those who nurture, lead, and inspire us every day. **Happy Mother's Day to all the amazing moms of Lexington Oaks!**

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.

Local Developments

The Hub at Lexington – Expected to Open October 2025

Situated at the northwest corner of Wesley Chapel Boulevard and Lexington Oaks Boulevard, The Hub at Lexington is a 6.5-acre, \$24 million open-air retail and dining village. The development will feature 15–20 local and regional restaurants, retail shops, and entertainment venues. Construction is progressing, with the entire complex expected to open in October 2025.

Lexington Oaks Commons – Coming Soon!

Exciting developments are underway near our community. Lexington Oaks Commons, a 50.8-acre mixed-use project, is taking shape along Wesley Chapel Boulevard, adjacent to the O'Reilly Auto Parts store at 26835 Wesley Chapel Blvd. This development aims to bring a blend of residential, retail, and medical facilities to our area.

Safety Reminder: Be Cautious Near Ponds and Lakes

As the weather warms up, alligators become more active—and sightings around Florida's ponds and lakes are not uncommon, including here in Lexington Oaks. We want to remind all residents to stay alert and exercise caution when near any bodies of water in our community.

Important Safety Tips:

- **Do not swim** in ponds or lakes.
- **Keep pets and children** away from the water's edge.
- **Never feed or approach** an alligator.
- **Be alert during dawn and dusk**, when alligators are most active.

Remember, alligators are a natural part of Florida's environment, but your safety is our priority. Let's enjoy our beautiful surroundings while staying safe and aware!

Let's Talk About Speeding on Lexington Oaks Blvd.

Lexington Oaks is known for its charm, peaceful atmosphere, and strong sense of community—but lately, a growing concern has been brought to our attention: **speeding along Lexington Oaks Blvd.**

This main road stretches just two miles through our neighborhood, with a **maximum speed limit of 35 MPH**. Despite this, some drivers continue to exceed safe limits, putting everyone at risk—including pedestrians, cyclists, golfers, fellow drivers, and local wildlife.

Speeding may feel like it saves time, but in reality, **the difference is minimal. Driving 55 MPH instead of 35 MPH** across our boulevard might shave off just **a minute or two—hardly worth the increased risk of a serious accident.**

Parents, this is also a great time to speak with your **teen drivers** about the responsibility that comes with being behind the wheel. Remind them that speeding is not just illegal—it's dangerous. Encouraging safe driving habits early can make all the difference.

Let's work together to keep our streets safe. **Observe the speed limits, stay alert, and respect your neighbors.** One reckless moment isn't worth a lifetime of regret. Thank you for helping preserve the safety and serenity of Lexington Oaks.

SLOW DOWN — SAFETY STARTS WITH YOU

Speed Limit: 35 MPH on Lexington Oaks Blvd.

- ✓ Watch for pedestrians, cyclists & wildlife
- ✓ Keep our roads safe for kids, pets & golfers
- ✓ Talk to your teen drivers about safe habits

A few seconds saved isn't worth a life.

Drive Smart. Drive Safe. Drive the Limit. Let's keep Lexington Oaks safe for everyone.

Please join us for our next HOA Board meeting on Wednesday May 14 at 6:30 PM in the Lexington Oaks Community Center.

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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	Mei Wolff		



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Pimlico Post

Lawn Maintenance – Please continue sprucing up your front beds. Trim frost-bitten plants and freshen up mulch. The yards are looking nice, keep up the good work.

Pressure washing - Pressure washing the week of April 21st.

Sod Replacement – The remaining 50% of sod work will probably resume in June when the rains begin.

Late fees – Late fees on HOA Payments will begin in May since everyone has had time to adjust to the new management company.

If you are still having difficulty setting up your payment you can reach out to Tiffany Sullivan at tsullivan@greenacre.com

Painting – Painting of houses is targeted to begin in January 2026.

Community Reminders:

- **Pick up after your pets**
- **No overnight parking on roads**
- **Speed limit 25 mph**
- **Follow pool rules as posted**

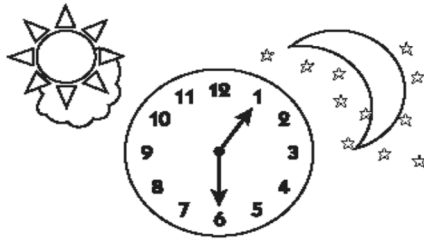
Randy Adams President RandyA3468@gmail.com

FUTURE MEETING DATES

MAY 14, HOA– 6:30PM
JUNE 11, HOA 6:30PM
JULY 9, ACC– 5:30PM HOA 6:30PM
AUG. 13, HOA 6:30PM
SEPT. 10, HOA– 6:30PM
OCT.. 8, ACC– 5:30PM HOA 6:30PM
NOV. 12, HOA 6:30PM
DEC. 10, HOA 6:30PM



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Churchill Villas

Irrigation/Sprinklers/Reclaimed Water- It has come to the attention of the Churchill Board that some residents are adjusting the irrigation controls/boxes to water their lawns more frequently than once a week. We all want beautiful green lawns, however, no one other than our irrigation team should be changing this equipment. Pasco County mandates once a week watering and non-compliance may result in fines. In addition, the extra watering is not fair to other residents since the community pays for the water usage through our monthly maintenance fee. These extra waterings have led to an over usage of the reclaimed water putting us over budget. If this unauthorized watering continues, Pasco County code enforcement will be notified which may result in fines for the homeowner. Please be respectful of the irrigation rules and the other residents/owners in your community. We enjoy the low monthly maintenance and we all must do our part to keep costs down.

If you wish to water your lawns/flower beds other than the scheduled irrigation rotation, you may utilize water from your home to accomplish the additional waterings. Any watering of this nature is at the resident/homeowner's expense.

Churchill Pool- Springtime is in full swing and usage of the pool has increased. As a reminder when utilizing our pool and the provided shower and restrooms. Please be sure lights and water are off/not running after each use. Both have contributed to higher bills for water and electricity. So please be sure lights are off and water does not remain running after each use.

Parking- As mentioned in previous articles, please do not park on any grass areas in Churchill. If you have guests and need additional parking, short term parking may take place on the road or at the Lexington Oaks Community Center. The continued costs to maintain and the condition of the grass within Churchill is always a subject of conversation and issues with the Board. Please be respectful of your community and do not park on the grass. As a reminder, overnight parking on the road is not permitted by Pasco County.

New Property Manager – Please welcome our newest First Service Residential Property Manager Georgie DeLeon. Georgie comes to us with a great deal of HOA management experience and the Board looks forward to working with him.

Ladies Luncheon – Join us for the Churchill Ladies Luncheon Saturday, May 3rd, 1:00pm at the Lexington Oaks Golf Club. It's Derby Day Ladies – so let's have some fun and wear your best Derby Hat! Please contact Bonnie Dickason 813-422-8830 for reservations.

Pat Donahue President
PatriciaDonahue99@aol.com

Remington Village

The HOA needs to address irrigation in this article. In the past, the HOA and the contracted landscape company have tried to accommodate homeowner's specific requests, whenever possible, regarding irrigation times. However, that has now led to an issue with the County. A home was reported for receiving water outside of Pasco County irrigation times. Since that home was not in compliance, the reclaimed water division made contact with our landscape company and is currently working with them to determine what would work for our specific community, while following the County's guidelines.

The landscape company will make changes based on the County's recommendation. There will be no consideration for individual preference moving forward. We will each be watered one day/week unless there is a change by the County and is recommended by the company. Our contract with the landscape company requires they perform a monthly wet check to ensure proper coverage. Any adjustments that they believe to be necessary will be made at that time.

No homeowner is to tamper with any irrigation timer or it's recorded irrigation cycle. In this community, one irrigation timer services multiple homes, so they are to only be adjusted by the landscape company. If necessary, the Board will look into purchasing locking mechanisms for all irrigation timers. The Board will begin violating and fining anyone who tampers with the box and/or the irrigation program. If any homeowner needs additional water to supplement our irrigation and mother nature, they must use potable water and that should be done within the county's guidelines, as that could also prompt a violation to the homeowner. The Board and our landscape company plan to do our part to cooperate with the County's guidelines and we hope that our homeowners will do the same.

Should a homeowner have any irrigation/lawn issues or questions, notify the HOA using the email address remhoalandscap@yahoo.com. You may also copy the management company. (Please do not text or phone specific Board members regarding issues.) Our landscape liaison will forward concerns to the landscape company and the company will address them based on their schedule. Our landscape company also has a policy that does not allow employees to speak to homeowners while working. Homeowners are asked not to approach any personnel to discuss issues, as it could be a safety issue for both the homeowner and the worker. All communication should be documented as stated above.

Our Annual Meeting will be held on June 12, 2025 at 7:00 pm at the Community Center. Anyone who wishes to run for a position on the Board should have their intent form turned into our management company no later than May 5, 2025. Please contact the management company if you are in need of the form.

We wish that this Memorial Day be one of reflection, gratitude, and enjoyment of all our freedoms that those who served gave the ultimate sacrifice for.

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

Lexington Oaks Women's Club (LOWC)

Linda Mooney

MAY MEETING, The Lexington Oaks Women's Club's annual May meeting/ luncheon will be held on May 5, 2025. We will be meeting at Tampa Bay Golf and Country Club at 11:00 am for a short meeting, followed by lunch and the presentation of the 2025 Merit Awards.

PRESIDENT'S MESSAGE, We have our last "official" business meeting Monday May 5th. New officers for the 2025-2026 year will be installed, and we will be recognizing the 2025 Merit Award recipients.

This past year has been very exciting. 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.

MEMBERSHIP MESSAGE, What a successful year we had! We continued to support a local elementary school, spent time socializing and supporting Compass Rose Senior Center, and sent donations to Pasco County Humane society. In addition, we awarded 6 graduating seniors a \$500.00 Merit Award.

2025 MERIT AWARDS, Each year the LOWC provides monies to a few resident students to help offset the cost of their continuing education/ training. All Lexington Oaks high school seniors and recent graduates are invited to complete an application and submit it to the LOWC Merit Award committee. Thank you to all of the students who applied for our 2025 merit awards. They have demonstrated that Lexington Oaks has a lot of hard working, accomplished young people. We had 17 applicants this year. Every applicant presented a real challenge and a lot of discussion for the selection committee. Congratulations to our 2025 winners- Frank (Evan) Rygiel, Matthew Hoff, Kathryn Wolff, Morgan Carbone, Alyssa Ballata, and Cristina Carulli. We wish you well in all of your future challenges! Applications for the 2026 Merit Awards will be available at the community center in October.

MAY ACTIVITIES

BOOK CLUB, Susan B., Chairperson
Book club will be held May 19th at the community center at 6:30. We will be discussing "If I Go Missing" by Leslie Wolfe. Linda M. 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 28th. Location to be determined at the May meeting. Sign up at the meeting or call Mary H. at 813-746-1405.

LIBRARY, Deb B. Chairperson
Thanks to everyone who brought new paperback books for the library. We have lots of choices available. Come grab a good summer read!

CHARITIES, Deb B. Chairperson
Next year the Women's Club will continue to focus on our charity work. As a club we have been evaluating several options. After much discussion we have decided to continue our support of Chester Taylor Elementary School. We also hope to continue visiting Compass Rose Assisted Living Center. We continue to support the Pasco County Humane Society. Discussion of other possible charities will be held in September. Continued on page 7

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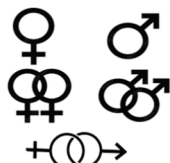
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690-9901

rcarrollcdd@gmail.com

Vice Chairman

Terry Bechtel

973-1879

tbechtel-

lexoakscdd@gmail.com

Asst Secretary

Scott Carlson

Lexoakscddseat3

carlson@gmail.com

813-784-7990

Asst. Secretary

Bill Palermo

bpalermolexoaks2@gmail.com

997-1354

Asst. Secretary

Butch Straber

bstraber-

lexoaks5@gmail.com

317-431-1409

Management Company

Severn Trent

991-1116

www.severntrent.com

District Manager

Robert Nanni

991-1116

bob.nanni@inframark.com

Community Center Staff

907-8718

lexoaks1@gmail.com

Property Manager

Todd Wilhelmi

Receptionist

Judi Clark

Receptionist

Sharon McMinn

Services

Doug Johnson

Services

Ellie Cody

Community Development **District** News - Respectfully Submitted by Rick Carroll

We are glad you are reading this to stay informed about what's going on. If you are relying on social media, then there's a decent chance you may be misinformed. We are amazed by some of the fiction we've read that ultimately spreads like wildfire to others. If you have questions about issues concerning the Lexington Oaks community, do yourself a favor and go directly to the source (CDD, HOA, or sub-HOA) and call or email them. It's important that you have all the real facts and know what your elected representatives are doing; that they are acting in our community's best interest.

The front entrance?? We have seen and heard the complaints. Let's be very forthright about this situation. Circa 2011, we improved the fountain mechanism that, at the time was barely functional. Since then, we have done upgrades to the front that were very attractive only to have the surrounding vegetation wane and die. The unintended consequences were, on windy days, the chlorinated fountain water blew onto the surrounding plants and trees, causing them constant stress. We could not continue if we wanted to have viable plants and flowers. Last year, we even had a landscape design professional engage in two complete redesign proposals, but implementing either of those beautiful solutions was over 900K. If it had been around 400K, then we had designs on implementing it in phases over three years as to not break the budget. We had done that very thing with our splash pad. The solution we went with was instead in the 40-50K range that included shutting down the fountains. The modest start to the project is a result of stress on the plant industry from hurricanes and some of the plants ordered were smaller than originally intended. The end result is that it is taking a little more time than originally planned. But each day, we all are seeing it blossom into a colorful "Welcome Home". Yes, we miss the fountains too, but in retrospect, it was not a workable solution. Lesson learned. The new solution still has some growing to do but when those crepe myrtles start to bloom, we think everyone will be happy, especially knowing we are no longer killing our plants and that we didn't spend almost a million dollars.

Here's what else is happening in the CDD universe.

- Upgrading the aging surveillance system for our common area assets that will provide monitoring functionality after hours using AI technology.
- Replacing our antiquated card entry access system with next generation technology, that will grant access with your cell phone.
- In the process of replacing the basketball court. The surface has degraded to the point repairs are fruitless. Discussing vendors in May workshop. Cost estimate 45-50K.
- Pasco County reviewing our roads in Lexington Oaks to make sure we are up to code and that signage is appropriate. They've recommended more street parking signage in the villages and code-based improvements to the roundabout and turn lanes.
- Still working on hurricane damage. Most damaged trees are removed. New shrubs will be added.
- Sidewalk repairs on CDD-covered areas, including Preakness and Hawthorne are underway.
- All Entry monuments will be repainted in May.

Please join us at an upcoming meeting or workshop to stay informed about your community. There are opportunities for public comment at the beginning of each format. Have a great spring!!

Lexington Oaks Women's Club.....continued

Officers for 2024-2025

President- Linda Mooney

Vice- President- Maxine Carlson

Secretary- MaryLou Shevlin

Treasurer- Phyllis Cera

Director- Margaret Wilhelmi

Officers for 2025-2026

President- Linda Mooney

Vice-President- Sarah Ewud

Secretary- Kathy Haig

Treasurer- Cindy Wilson

Director- Margaret Wilhelmi

Upcoming Meeting/Social:

Our summer socials will begin June 2nd . 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! Everyone is welcome.

Linda Mooney President
FSUmom303@verizon.net



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March Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$362,900	3	3	2002	1,708	5351 Lookout Pass
\$364,900	3	2	1999	1,780	5548 Cannonade Dr
\$369,800	3	2	2002	1,685	5210 Gato Del Sol Cir
\$410,000	4	2	2003	1,956	25323 Lexington Oaks Blvd
\$414,900	3	2	2002	1,798	5105 Gato Del Sol Cir
\$415,000	4	2	2001	1,956	26944 Affirmed Dr
\$420,000	4	2	2000	1,936	5702 War Admiral Dr.
\$550,000	4	4	2003	3,016	25950 Risen Star Dr

March Sold

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$360,000	3	2	2002	1,708	187	5429 Lookout Pass
\$369,000	3	2	2003	1,463	22	5246 Gato Del Sol Cir
\$378,500	4	2	2001	1,956	12	5532 War Admiral Dr
\$380,000	4	2	2003	1,665	21	5225 Algerine Pl
\$480,000	4	2	2002	2,534	23	25806 Hartack Dr

*DOM=Days on Market

NOTE: Based on information from the Stellar Multiple Listing Service for the period March 1 through March 31, 2025. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the Stellar Multiple Listing Service.



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FOR SALE. Spectacular 4/3/3, 2,410 sq ft POOL home located in NORTH HAMPTON. Offered for \$543,999.



SOLD IN JUST 17 DAYS! Gorgeous 3/2/2, 1,858 sq ft home located in MAYWOOD village. SOLD for \$390,000.



FOR SALE! Nice 4/2/2 with POND VIEW, 1,956 sq ft home located in MAYWOOD village. Offered for \$405,000.