

LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

JUNE 2026

President's Message

John Phommavongsai

Dear Neighbors,

As we move into the summer season, I would like to thank all residents who continue to help make Lexington Oaks a welcoming and attractive community. Whether through volunteering, maintaining your property, or simply being a good neighbor, your involvement makes a meaningful difference.

The Board remains focused on improving communication, streamlining community processes, and supporting the long-term appearance and value of our neighborhood. We encourage all homeowners to stay engaged, review community updates, and participate in upcoming meetings and initiatives.

Thank you again for your continued support of Lexington Oaks.

John Phomm

HOA Board President

Featured Update: ACC Committee Volunteer Opportunity

The Lexington Oaks HOA is currently seeking additional homeowner volunteers to serve on the Architectural Control Committee (ACC).

As application volume continues to increase throughout the community, additional volunteers will help support:

1. Timely review of ACC requests
2. Faster homeowner responses and approvals
3. Consistency in application review
4. Continued preservation of community standards

Serving on the ACC is a great opportunity to become more involved in the community while helping support your neighbors and the appearance of Lexington Oaks.

If interested, please contact the HOA or RealManage at lexoaks@ciramail.com for additional information.

Special Meeting Reminder – Sidewalk Amendment Vote

This is a reminder regarding the upcoming Special Meeting on June 10, 2026 at 6:30pm, for the proposed Sidewalk Amendment vote.

Homeowners may participate by:

- Mailing in their completed limited proxy form prior to the meeting
- Attending the meeting and turning in their proxy at check-in
- Attending the meeting and voting in person.

Community participation is important, and all homeowners are encouraged to review the amendment materials and participate in the voting process.

Please refer to the official meeting notice for meeting date, time, location, and instructions.

Community Appearance Tips – Mailbox Refresh

Florida weather can quickly cause mailboxes to become faded, stained, or discolored. Refreshing your mailbox is one of the easiest ways to improve curb appeal and maintain a clean neighborhood appearance.

Helpful Tips:

- Clean mailbox surfaces using mild soap and water
- Use a Magic Eraser for mildew or tough stains
- Touch up chipped paint as needed
- Repaint faded mailboxes using exterior white paint designed for outdoor use
- Ensure house numbers remain visible and readable.

Small improvements throughout the community help maintain property values and neighborhood pride.

Congratulations Yard Sign Reminder

Homeowners are permitted to display congratulatory yard signs celebrating graduations, achievements, and special accomplishments.

We kindly ask residents to:

- Keep signs properly maintained
- Place signs within their property boundaries

- Remove signs within a reasonable timeframe following the celebration

Congratulations to all Lexington Oaks graduates and families celebrating milestones this season.

Pasco County Seasonal Reminders

Hurricane Season Is Here.

Hurricane season officially begins June 1.

Residents are encouraged to:

- Review emergency preparedness plans
- Secure outdoor furniture and loose items
- Trim trees and inspect fences or exterior structures
- Check storm supplies and emergency kits

Water & Irrigation Awareness

As summer temperatures increase:

- Follow county watering guidelines
- Avoid excessive irrigation and runoff
- Monitor landscaping for heat stress and drainage concerns

Family & Lifestyle Tips

- Pet Courtesy Reminder: Please clean up after pets and follow leash requirements
- School & Traffic Safety: Watch for children, pedestrians, and school bus stops throughout the community
- Home Maintenance Reminder: Exterior improvements and modifications require ACC approval prior to work beginning
- Outdoor Safety: Stay hydrated and limit prolonged outdoor activity during peak heat hours.

Communication & Resident Tools

- Submit ACC applications and access documents through the RealManage Resident Portal
- Report concerns or maintenance requests directly through the portal
- Community social media pages are not official HOA communication channels
- Please ensure your contact information and email address remain updated with management for important notices and community updates

Thank you for continuing to support Lexington Oaks and helping maintain a welcoming and beautiful community for all residents.

Lexington Oaks HOA Board

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Community
Development District**



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Rick Carroll
690-9901

rcarrollcdd@gmail.com

Vice Chairman

Terry Bechtel
973-1879

tbechtel-
lexoaksdcd@gmail.com

Asst Secretary

Scott Carlson

Lexoaksdcdseat3
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

District Manager

Inframark Mgmt Services
2005 Pan Am Circle
Tampa, FL 33607
813-873-7300

Mark Vega,

District Manager

Mark.vega@inframark.com

Community Center Staff

907-8718

lexoaks1@gmail.com

Property Manager

Todd Wilhelmi

Receptionist

Judith Martinez

Receptionist

Sharon McMinn

Services

Doug Johnson

Services

Ellie Cody

CDD – Scott A. Carlson

As summer begins, activity throughout the community increases. Please use extra caution and remain alert for children who are out of school and spending more time outdoors.

The CDD has not been satisfied with the performance of our current landscape contractor, Yellowstone, or our current irrigation contractor, Ballenger. As a result, we have decided to solicit public bids to evaluate other providers that may better serve our community. While no vendor changes have been finalized, ongoing turnover at both companies has contributed to the current concerns. We anticipate holding a pre-bid meeting in late May, opening bids in June, and most likely making a decision regarding any changes by the end of the July board meeting. We are also evaluating the possibility of additional new landscape areas from the entrance to Post Oak Blvd.

In addition, we are evaluating options for the clubhouse playground and have entered into an agreement to install new uplighting at the front entrance. These are just a few of the projects currently underway. Our meetings are open to the public, and we encourage residents to attend to learn more about community operations and upcoming initiatives. The CDD holds a workshop each month in the morning and a board meeting each month in the evening. The next workshop meeting, where we will begin a more detailed review of the budget, is scheduled for June 4th at 9:00 a.m. The next board meeting is scheduled for June 18th at 6:30 p.m.



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

JUNE MEETING

The Lexington Oaks Women's Club will be meeting on June 1st at the community center at 10am. This will be our first summer social. Bring your own drink and a snack to share. No business will be conducted.

FROM OUR PRESIDENT, The officers for the coming year were inducted at our last meeting in May. They are President Linda Mooney, Vice President Sarah Ewud, Secretary Kathy Haig, Treasurer Cindy Wilson, and Director Phyllis Ciera. I am looking forward to working with all of these ladies again. We encourage and welcome all Lexington Oaks women to check us out and become part of our organization. We are on hiatus during the summer (June-August) but will informally get together the first Monday of each month for socializing. We will resume our business meetings on September 14th, 2026. (The first Monday is Labor Day). Have a safe and healthy summer!

MERIT SCHOLAR AWARDS, We recognized our 2026 winners at our May luncheon. 2027 applications will be available at the community center by October 1st.

JUNE ACTIVITIES

BOOK CLUB, Meets on the 3rd Monday at 6:30 p.m. Phyllis C. Chairperson. Book club will be held on June 15th at the community center. We will be discussing "Mad Honey" by J.Picoult / JF Boylaw. Margaret W. is our discussion leader. Everyone should bring their own drink and something to share.

LUNCH WITH THE LADIES, Mary H., MaryLou S., Chairpersons. Lunches will continue to be the last Wednesday of the month. June's location is Valarta's (by Ace Hardware) at noon on June 24th. Watch for an email or contact Mary H. for more info.

LIBRARY, Deb B. Chairperson. Thanks to everyone who brought new books for the library. Come search for a good summer read!! Remember- No hard cover books only paperbacks. Also- check out the "little library" outside of the community center.

CHARITIES, Deb B. chairperson.. We are relaxing this month but will start gearing up for another busy year soon! We continue to save small toiletries, watch for sales on school supplies, and look out for child and teen size clothes to support our local charities.

New Officers for 2026-2027

President- Linda Mooney Vice-President- Sarah Ewud
Secretary- Kathy Haig Treasurer- Cindy Wilson
Director- Phyllis Ciera

Upcoming Meeting/Social: Our summer socials continue We will be meeting on Monday July 6th at 10:00am for an informal social hour. All are welcome.

Linda Mooney President
FSUmom303@verizon.net

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Lexington Oaks Master Homeowner's Association

Board of Directors

John Phommavongsai	President	813-382-9096	lexoaks.johnphomm@gmail.com
Eileen Ozar	Vice President	248-505-2815	e.l.ozar@live.iup.edu
Linda Staskiel	Secretary	813-610-4749	lindastaskiel@hotmail.com
Marie Miller	Treasurer	813-843-0079	mmrtm60@gmail.com
Melissa Dingman	Director	704-771-6570	melissadingman@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 - www.RealManage.com)

Melissa Howell	Property manager	1-866-473-2573	lexoaks@ciramail.com
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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	mداubney@tampabay.rr.com
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Garden Calendar

What to plant...

Annuals: Annuals that can take full sun during the increasingly hot summer months include celosia, portulacas, vinca and some coleus.

Palms: Summer's warm, rainy weather is the perfect time to plant palms.

Herbs: Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

Vegetables: Vegetables to plant now are okra, southern peas and sweet potatoes.

What to do...

Pests: Monitor the garden weekly for harmful insects. Knowing which insects attack a plant can aid in identification and treatment.

Irrigation: June is normally the start of the rainy season, but if rainfall has been spotty, monitor lawns for drought stress and water as needed.

Propagation: Now is a good time to produce more plants by air layering, grafting, division or cuttings.

Palms and Cycads: Watch for nutrient deficiencies or environmental problems with palms and correct using an appropriate treatment.

Pruning: Many summer flowering shrubs, like hibiscus, oleander, and crepe myrtle benefit from frequent light pruning during the warmer months.

Lawn problems: Lawn insects are very active during the warm months. Check frequently for damaged areas and keep insects in check with early treatment.

Pimlico Post

Happy June! Kids are out of school so please drive carefully and watch out for littles in the road.

Our painting project is finally over and the homes look beautiful. Thanks to all of you for cutting back shrubs killed back from our winter freeze and sprucing up your front beds. Hopefully we will get some rain so to help with this drought we are in.

Pool use will pick up with the heat and kids out of school. Please follow the pool rules posted at the pool. Pool is open sunrise to sunset. Resident must be present with guest. Children must be accompanied by an adult. Please be sure to pull gate closed when leaving the pool area.

No parking on roads overnight and avoid blocking sidewalks.

Please, please pick up after your pets. It's the law. No one wants to smell or step in your pets poop. Have consideration of your neighbors. It is also the law to leash your pets when outside.

The next project we want to discuss and act upon is irrigation concerns.

Lastly help me to give a fond farewell to Randy Adams, our President. He has sold his home and will be stepping away from his position. Thanks Randy for your time and leadership. You will be missed.

Next board meeting is June 8th, 7:00pm at the Lexington Oaks Community Center.

Randy Adams
President, RandyA3468@gmail.com



*We look forward
to meeting you!*

(813) 991-0097



**Leanne B Sullivan
DMD**



**Joan H Lynch
DDS**



**Jessica R Brewer
DMD**

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REMINGTON VILLAGE

ANNUAL MEETING

(No Election)

June 11, 2026 at 7:00 PM

Homeowners may attend:

In person at the Community Center
Via Zoom, By phone

Please return your signed proxy by mail
or email before the meeting. Voting will
not be permitted through Zoom or by
phone.

Carol Soldi-Hall

President

CSoldiHall@gmail.com





Alligators - Swampy and Single and Snapping to Mingle

Alligators start courting potential mates in early April, and the actual mating usually happens in May or June. You may hear a bull alligator 'bellow', making a low rumbling sound to let the girls know he's interested. The bellow also sends vibrations out across the water, hopefully piquing the interest of any scaly ladies not in earshot and encouraging them to investigate.

For the next three or four months, alligators will be more aggressive than usual, so this is a good time to review some general safety rules.

1. **NEVER FEED THE ALLIGATORS.** Not only is it illegal, but it is also downright dangerous.
2. **NO PART OF YOUR BODY SHOULD BE IN A POND.** Don't sit on the bank and cool your feet, no let kids play near the pond.
3. **KEEP YOUR DISTANCE.** Even if you don't see an alligator in the pond, assume that there is an alligator somewhere in that pond.
4. **LEASH YOUR PETS.** Don't allow your pets to be near ponds unsupervised.
5. **EDUCATE THE FAMILY AND YOUR NEIGHBORS.** Make sure your kids know the rules, as well as any new neighbors.

JUNE 2026 COMMUNITY CENTER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Lexington Oaks Women's Club 10AM	2	3	4 CDD Workshop 9AM	5	6
7	8 Pimlico HOA 6:30PM	9	10 Master HOA Meeting 6:30PM	11	12	13
14 	15 Book Club 6:30PM	16	17 Covenant Enforcement Committee Meeting 7PM	18 CDD MEETING 6:30PM	19	20
21 	22	23	24	25	26	27
28	29	30				

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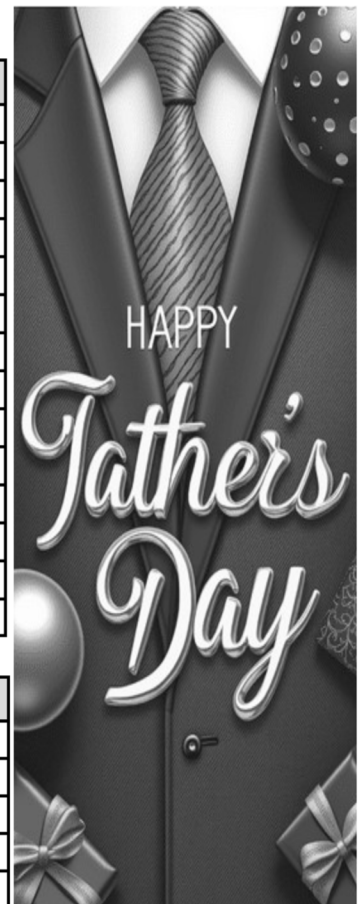
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April Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$490,000	4	3	2000	2,410	5117 Spectacular Bid Dr.
\$369,900	4	2	2003	1,665	5921 War Admiral Dr.
\$379,500	3	2	1999	1,505	5419 Seattle Slew Dr.
\$350,000	3	2	2000	1,611	5553 Gallant Fox Ct.
\$429,900	4	3	2004	2,184	5746 Riva Ridge Dr.
\$369,900	4	2	2002	1,956	5833 War Admiral Dr.
\$559,900	5	4	2004	3,016	5937 Riva Ridge Dr.
\$399,999	4	2	2003	1,956	5400 Algerine Pl.
\$340,000	4	2	2004	1,956	25202 Lexington Oaks Blvd.
\$375,000	3	2	1998	1,505	26645 Sea Hero Cir.
\$359,000	3	2	2000	1,505	5617 War Admiral Dr.
\$379,900	3	2	2002	1,492	5245 Gato Del Sol Cir.
\$349,900	4	3	2003	2,184	5626 Riva Ridge Dr.
\$385,000	4	3	2003	2,565	25837 Risen Star Dr.

April Sold Listings

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$355,000	3	2	2001	1,774	41	26532 Whirlaway Ter.
\$336,100	3	2	2002	1,505	184	5644 Grindstone Lp.
\$574,900	4	3	2003	3,032	123	5602 Riva Ridge Dr.
\$435,000	4	2	2003	1,936	101	5903 War Admiral Dr.
\$370,000	3	2	2004	1,858	181	5200 Culpepper Pl.



JUST LISTED!

Gorgeous, fully fenced-in POOL home with POND view, 4-bedrooms, 3-baths, 2,419 sq ft. Offered for \$490,000.



*DOM=Days on Market NOTE: Based on information from the Stellar Multiple Listing Service for the period April 1st through April 30, 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.

