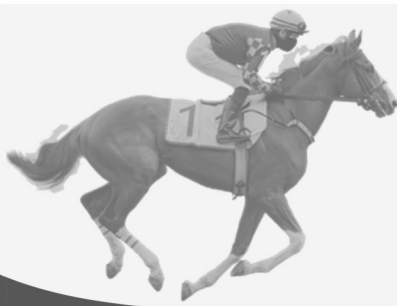




LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

JULY 2026

President's Message

Dear Neighbors,

As we celebrate Independence Day and enjoy the summer season, I would like to thank all residents for their continued support and commitment to making Lexington Oaks a wonderful place to live. The strength of our community comes from neighbors working together to maintain our homes, participate in community initiatives, and show pride in our neighborhood.

The Board remains committed to improving communication, streamlining processes, and preserving the beauty and value of our community. We encourage residents to stay informed, get involved, and continue helping us make Lexington Oaks a welcoming and vibrant place for all.

Wishing you and your family a safe and happy Fourth of July!

John Phomm

HOA Board President

Sidewalk Amendment Vote Results

At the Special Membership Meeting held on June 10, 2026, homeowners voted on the proposed amendment regarding sidewalk maintenance responsibilities. The amendment did not pass. The final vote tally was 135 votes to keep the current governing document language and 121 votes in favor of adopting the amendment. As a result, the existing language in the Master Declaration remains in effect, and no changes have been made to homeowner responsibilities for sidewalks. The Board appreciates all homeowners who participated in the voting process and will continue to evaluate options and

communicate any future discussions regarding sidewalk maintenance responsibilities and considerations

Featured Update: ACC Committee Volunteer Opportunity

The Lexington Oaks HOA currently has an open position on the Architectural Control Committee (ACC) and is seeking a homeowner volunteer interested in serving the community.

The ACC plays an important role in:

- ⇒ Reviewing homeowner architectural applications
- Helping ensure timely processing of requests
- Maintaining consistency with community standards and guidelines
- Supporting property values and neighborhood appearance

Serving on the ACC is an excellent opportunity to become more involved in the community and make a positive impact on Lexington Oaks.

If you are interested in volunteering or would like additional information about the position and responsibilities, please contact the HOA or lexoaks@ciramail.com.

Community Reminder: Hurricane Season Preparedness

Hurricane season is underway, and now is the time to ensure your home and family are prepared.

Residents are encouraged to:

- Review emergency preparedness plans
- Secure outdoor furniture and decorative items
- Trim trees and remove dead branches
- Inspect fences and exterior structures
- Check emergency supplies, batteries, and flashlights
- Know evacuation routes and important emergency contacts

Preparation today can help minimize impacts during severe weather events.

Happy 4th of July!

Community Appearance Tips: Mailbox Maintenance

A clean and well-maintained mailbox helps enhance the appearance of our neighborhood and improves curb appeal.

Helpful Tips:

- Wash your mailbox with mild soap and water
- Remove mildew and stains with a Magic Eraser or approved cleaner
- Repaint faded mailboxes using exterior white paint as needed
- Replace missing or damaged numbers
- Keep landscaping around the mailbox neatly maintained

Small improvements by each homeowner make a big difference throughout the community.

Summer Safety and Family Reminders

Pet Courtesy Reminder

- Please clean up after pets and follow leash requirements while using community sidewalks and common areas.

Heat Safety Reminder

- Stay hydrated and limit prolonged outdoor activities during peak temperatures.

Traffic Safety Reminder

- Please observe posted speed limits and watch for children, pedestrians, bicyclists, and families enjoying summer activities.

Home Improvement Reminder

Before beginning exterior improvements or modifications, please remember that ACC approval may be required for projects such as:

- Exterior painting
- Roofing projects
- Fencing and gates
- Landscaping changes
- Screen enclosures and patios
- Gutters and other exterior modifications

Submitting applications before work begins helps prevent delays and ensures compliance with community guidelines.

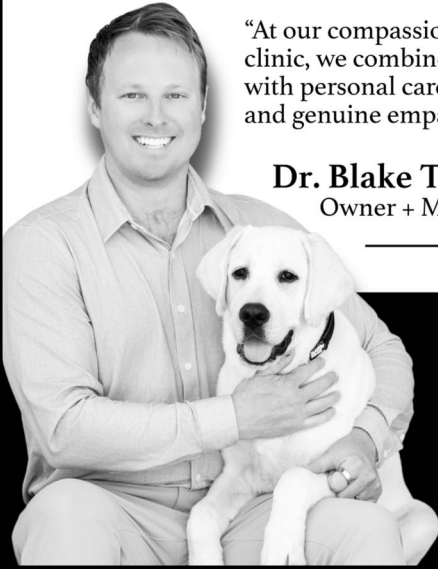
Thank you,
Lexington Oaks HOA Board

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DMD



Joan H Lynch
DDS



Jessica R Brewer
DMD

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Lexington Oaks Community Development District



Board of Supervisors

Chairman

Rick Carroll
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

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 News

The CDD has been busy the last few months. The Board is following up on issues presented this fiscal year and planning for 2026-7 fiscal year. As you are aware, the fiscal year for the CDD runs from October 1 through end of September. So 2026 fiscal year is quickly coming to an end. A few items being finalized for the 2025-2026 fiscal year are:



- Bids have been received for the Landscape Maintenance and Irrigation Maintenance contracts. Bids have been received and are currently being evaluated by the Board of Supervisor. The plan is for the new contract to be effective August 1, 2026.
- All pond restoration and maintenance work planned for this year has been completed.
- Basketball court resurfacing has been completed.
- Painting of the exterior for both the Fitness Center and the Community Center buildings will be completed by mid-June.
- Lighting for the entrance to our community has been upgraded and is functional. It is a vast improvement to system and adds beauty to our community when viewed at night.
- Plans are being evaluated for a major upgrade or replacement of our playground area. The current area is old and dated. Both the playground equipment and the flooring in the playground are in need of replacement. This is a very expensive project and the Board of Supervisors is currently evaluating options to determine the best course of action for this project. Stay tuned as a plan is developed by the Board for this project. Install and payment for this project may occur over two different fiscal years.

Initial plans are now being made to finalize the budget for 2026-7 year. The Board is dedicated to keeping the homeowner assessment for the CDD close to possible to same as last year. Those plans will be finalized over the next few workshops and meetings with final approval being made at the August 2026 meeting. Homeowner input is welcomed and appreciated. Potential projects for 2026-7 include:

- Planned pond restoration and repairs
- Installation and completion of playground modifications
- Upgrade and modifications to landscaping features in our community
- Weekly inspections and discussions concerning any issues that arise with landscaping are addressed by the CDD Board, our contractors and our staff. Please enjoy and be proud of our beautiful community and neighborhoods.

We Welcome your input – We encourage all residents to attend the monthly workshops and meetings.

Be kind to a stranger. A random act of kindness may mean the world to a stranger

Be safe. *Terry Bechtel*

CDD Board Supervisor

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	mdaubney@tampabay.rr.com
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DAILY REMINDER

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Remington Village

Remington held its Annual Meeting last month, where officials confirmed that no election was required. All current Board members will continue in their roles for the coming year, with no changes to positions. The Board also announced that Remington will begin using a volunteer liaison to serve as a point of contact between homeowners and the community's landscape company, aiming to streamline communication and improve service responsiveness. Homeowners are asked to continue directing workorder requests to our HOA management company, who should then forward those requests to the Landscape Company and the Liaison. It would also be helpful to include photos and location on the property that is of concern.

The Lexington Oaks Master Association also conducted its long-anticipated vote on the proposed sidewalk amendment last month. The measure, which would have rewritten governing documents to make individual homeowners responsible for sidewalks and the trees beyond them, was narrowly defeated. The final tally was 135 votes to keep the existing language and 121 votes in favor of adopting the amendment.

The outcome leaves the current language in place. The Lexington Oaks Board has not yet presented a plan for how it intends to address sidewalk responsibilities going forward. However, the Board has stated that any future funding would be spread equally across ALL homeowners in Lexington Oaks—including the homeowners in the five gated villages of Remington, Pimlico, Churchill, Preakness, and Hawthorne. These communities already pay for their own sidewalk repairs and receive no Master HOA funding for maintenance or replacement, raising significant concerns about the fairness of such a cost-sharing approach.

July 4th will mark the 250th anniversary of our nation's independence! Residents are encouraged to enjoy the celebrations safely. Fireworks remain prohibited throughout Remington. Pet owners are urged to take extra precautions, as fireworks can cause severe stress for animals, leading some to run away during holiday gatherings.

Sincerely,
Your Remington Board of Directors
Carol Soldi-Hall



Churchill Villa

Irrigation Project – Thank you to all our residents for your patience during the irrigation project. The project was completed in June and final walk through and approval by our property management representative & Board was scheduled for the week of June 22nd. Programming and testing of the system will then be completed. As a reminder to all residents and homeowners, to maintain the integrity of the irrigation system and warranty, residents and homeowners are NOT to adjust timers or any equipment. To help ensure no one outside of RAM changes timers, tamper stickers will be placed. If you find any issues, please report via:

- ⇒ Submit a Request Online: <https://southsupport.fsresidential.com>
- ⇒ Call for Live Assistance: 1-866-378-1099 (available 24/7)
- ⇒ Connect Homeowner Portal: <https://churchillvillashoa.connectresident.com/>

Please note, irrigation timers will be set to abide by Pasco County watering restrictions.

HOA vs Homeowner Responsibility – recently an email was sent to all homeowners for input regarding areas of responsibility for our community. There was a surprisingly low response to this email. These items were discussed at the May 2026 HOA Board meeting. Although this topic was tabled for further research/review the following items were discussed:

Homeowner Responsibility

Driveway/Sidewalk
Planting within footprint
Irrigation damage by homeowner
Tree Trimming (further discussion needed)
Roof Damage not covered by warranty

HOA Responsibility

Roof – board to determine time of replacement
Exterior Painting-board to determine timing
Landscaping/Irrigation
Pressure Wash (1 time a year)
Roads withing Churchill

These are a few of the items discussed. Please log into the homeowner portal to view the minutes of the meeting and attend the upcoming Board meetings where this and other items will be discussed/determined. The next Board meeting is Thursday, July 23rd, 6:00pm at the Lexington Oaks Community Center.

Churchill Committees – Volunteers are needed. This is not a call to sit on the HOA Board, but to volunteer for committees that will not just maintain but improve the standards of our community and add curb appeal & value to our properties. If you are willing to serve on one of these committees, please contact our HOA Board and property manager utilizing contact information previously stated:

Committees

Sod	Paint
Budget	Storm Prep



Annual Independence Celebration – Friday July, 3rd 8:00pm hosted by Terry & Bonnie Dickason. Please visit the Churchill Villas Facebook pages for details or call Bonnie at 813-422-8830. As we prepare to celebrate the 250th anniversary of our nation's independence, please remember to keep safety first in your celebration planning. Please keep fire extinguisher and water hose close by if using fireworks. Enjoy the holiday with your family and friends. God Bless America!

Terry Bechtel

President
tbechtelxoakscdd@gmail.com

Pimlico Post

Happy 4th of July and the 250th Birthday of America!

Welcome aboard to Stella as Vice President, as Jackie assumes the position of President of the HOA.

Condolences to the families of Linda Dixon and Gene Williams on their recent passing.

At this time we are seeking volunteers to join the Architectural Committee. Any changes that need to be made to your house or landscaping needs to be approved by the architectural committee. Forms for application for changes can be found on the Portal. For those who are unable to navigate a computer we will be printing forms that can be requested from Rudy, Greg, Ron or Allen. Those forms will then need to be mailed to Greenacre to be tracked.

For the remainder of the year we will be concentrating on improving our irrigation systems with upgrading to high efficiency heads, smart controllers, and rain sensors. Desired outcomes include lower water cost, improved system reliability and compliance and establishing a licensed irrigation vendor with transparent reporting. We are working with Tampa Bay Water Wise who can possibly provide up to a fifty percent rebate of eligible cost.

Next board meeting is August 10th at 7:00pm in the Lexington Oaks Community Center.

Jacqueline Arendes
President, Jarendes@gmail.com



Lexington Oaks Women's Club (LOWC) Linda Mooney

JULY MEETING

The Lexington Oaks Women's Club will meet at the Community Center on Monday July 6th. We will have social time at 10:00am. Those interested in going to lunch afterwards are welcome. No formal meetings take place over the summer months.

JULY ACTIVITIES

BOOK CLUB

Meets on the 3rd Monday at 6:30 p.m. Phyllis C. Chairperson
Book club will be held Monday July 20th at the community center at 6:30pm. We will be discussing "Memoirs of a Geisha" by Arthur Golden. The discussion leader will be Marilyn L. Bring your own drink and something to share.

LUNCH WITH THE LADIES

Mary H., MaryLou S. Chairpersons
This group meets the last Wednesday of each month. (July 29th for this month) Location TBA. Anyone interested in joining us- just ask a member for the information or contact Mary Hanchar.

TRAVEL CLUB

Sandy S. chairperson
Travel club is planning outings for the fall. Watch your emails for more details!

LIBRARY

Deb B. chairperson
The library is still open during regular office hours. Come find a new book to read!

CHARITIES

Deb B. chairperson.
We will be continuing our charity work with more info to come soon. Keep saving toiletries and watch for school supplies.

Officers for 2026-2027

President- Linda Mooney Vice-President- Sarah Ewad
Secretary- Kathy Haig Treasurer- Cindy Wilson
Director- Phyllis Cera

Upcoming Meeting/Social:

Our summer socials continue at the community center next month. We will be meeting on Monday August 3rd at 10:00am for an informal social hour. All are welcome.

Linda Mooney

President
FSUmom303@verizon.net

SAVE THE DATE

Future Meeting Dates

7/8/26	ACC - 5:30 PM	HOA - 6:30 PM
8/12/2026	HOA - 6:30 PM	
9/9/2026	HOA - 6:30 PM	
10/14/2026	ACC - 5:30 PM	HOA - 6:30 PM
11/11/2026	HOA - 6:30 PM	
12/9/2026	HOA - 6:30 PM	



Recently I hopped in a taxi and we took off for the airport. We were driving in the right lane when suddenly a black car pulled right in front of us. My taxi driver slammed on his breaks, skidded, and missed the other car by just inches! The driver of the other car whipped his head around and started yelling at us.

My taxi driver just smiled and waved at the guy. And I mean, he was really friendly. So I asked, 'Why did you just do that? This guy almost ruined your car and sent us to the hospital!'

This is what my taxi driver taught me what I now call. "The Law of the Garbage Truck." He explained that many people are like garbage trucks. They run around full of garbage, full of frustration, full of anger, and full of disappointment. As their garbage piles up, they need a place to dump it and sometimes they'll dump it on you. He said "Don't take it personally."

Just smile, wave, wish them well, and move on! Don't take their garbage and spread it to other people at work, at home, or on the streets. The bottom line is that stress free people do not let garbage trucks take over their day.

Life is too short to wake up in the morning with regrets, so love on the people who treat you right. Pray for the ones who don't treat you right. Life is ten percent what you make it and ninety percent how you take it!

Have a garbage free day!

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JULY 2026 COMMUNITY CENTER CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 CDD Workshop 9:00 AM	3	4 INDEPENDENCE DAY
5	6 Lexington Oaks Women's Club 10am	7	8 ACC Meeting 5:30 PM Master HOA Meeting 6:30 PM	9	10	11
12	13	14	15 Covenant Enforcement Committee Meeting 7PM	16 CDD Meeting 6:30 PM	17	18
19	20 Book Club 6:30PM	21	22	23 Churchill HOA 6PM	24	25
26	27	28	29	30	31	

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May Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$515,000	4	2	2002	2,534	25540 Risen Star Dr
\$350,000	3	2	2003	1,525	25337 Lexington Oaks Blvd
\$439,000	4	3	2002	2,264	5401 Lookout Pass
\$399,999	4	2	2002	1,956	25944 Winning Colors Wy
\$379,900	4	2	1999	1,704	26714 Middleground Lp
\$449,000	3	2	2001	2,114	5315 Spectacular Bid Dr

May Sold Listings

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$340,000	3	2	2000	1,505	14	5617 War Admiral Dr
\$369,000	3	2	1998	1,505	6	26645 Sea Hero Cir
\$580,000	4	3	2004	3,614	38	5446 Spectacular Bid Dr
\$479,000	4	3	2003	3,170	157	5516 Riva Ridge Dr
\$320,000	3	2	2001	1,774	0	26426 Whirlaway Ter
\$490,000	4	3	2003	3,016	5	25954 Risen Star Dr
\$356,000	3	2	2002	1,525	3	5306 Lookout Pass
\$360,000	3	2	2002	1,492	12	5245 Gato Del Sol Cir
\$378,000	4	2	2002	1,956	3	5856 Count Turf Ln
\$585,000	4	3	2003	3,614	120	26249 Sword Dancer Dr

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



JUST LISTED!

Serene pond views, cul-de-sac privacy, 4 Bedroom, 2 Bath, 2,534 sq ft • \$515,000



JUST LISTED!

Quiet pond and conservation views, cul-de-sac privacy, 4 Bedroom, 2 Bath, 1,956 sq ft • \$390,000



JUST LISTED!

Premium corner lot, 3 Bedroom, 2 Bath, 1,525 sq ft • \$350,000



JUST LISTED!

Gated cul-de-sac Villa, maintenance-free living. Conservation view, 3-bedrooms, 2-baths, 1,684 sq ft • \$350,000