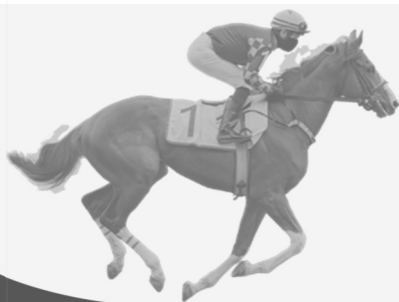




LEXINGTON OAKS

OFFICIAL HOA NEWSLETTER

AUGUST 2026

PRESIDENT'S MESSAGE

Dear Neighbors,

As summer comes to a close and another school year begins, I'd like to thank our homeowners for continuing to take pride in our community. Lexington Oaks remains a wonderful place to live because of neighbors who work together to maintain their homes, respect one another, and help preserve the beauty of our neighborhood.

This month, we would like to remind everyone about a few important community responsibilities, including landscape maintenance, school safety, parking regulations, and our updated Architectural Control Committee (ACC) Guidelines. By working together and staying informed, we can continue to protect property values while keeping Lexington Oaks safe and welcoming for everyone.

Thank you for your continued support and commitment to our community.

John Phomm

Featured Update: New ACC Guidelines Available

The Lexington Oaks HOA has adopted a newly reformatted version of the **Architectural Control Committee (ACC) Guidelines**.

While the architectural standards remain largely unchanged, the guidelines have been reorganized into a more user-friendly format that makes it easier for homeowners.

Whether you are planning to repaint your home, install landscaping, replace your roof, install gutters, or make other exterior improvements, we encourage you to review the updated guidelines before submitting your application.

The updated ACC Guidelines are available through the RealManage Resident Portal and the HOA website.

Featured Update: ACC Committee Volunteer Opportunity

The Lexington Oaks HOA continues to seek a homeowner volunteer to serve on the **Architectural Control Committee (ACC)**.

The ACC plays an important role in helping preserve the appearance and value of our community by:

- Reviewing homeowner architectural applications.
- Promoting consistent application of

community standards.

- Assisting with timely review of submissions.
- Supporting the Board in maintaining the quality and character of Lexington Oaks.

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

If you are interested in volunteering or would like additional information, please contact HOA Management or email lexoaks@ciraemail.com.

Community Reminder: Trim Trees and Shrubs

Routine landscape maintenance is one of the simplest ways homeowners can help keep Lexington Oaks looking beautiful.

Please remember to:

- Trim trees, shrubs, and hedges regularly.
- Remove dead or damaged branches.
- Keep sidewalks clear of overhanging vegetation.
- Prevent landscaping from blocking street signs, streetlights, or visibility at intersections.

Proper maintenance not only enhances curb appeal but also improves pedestrian safety and helps prepare our community during hurricane season.

Back-to-School Safety Reminder

Pasco County students return to school on **Thursday, August 13**. As the new school year begins, please help keep our neighborhoods safe by slowing down, watching for children walking and biking to school, and exercising extra caution around school bus stops during morning and afternoon hours.

School Zone Safety

- Observe all posted school zone speed limits.
- Watch carefully for children walking and riding bicycles.
- Be extra cautious near crosswalks and neighborhood entrances.

School Bus Safety

Florida law requires drivers to stop for a stopped school bus displaying flashing red lights and its extended stop arm unless traveling on the opposite side of a divided roadway separated by a physical barrier.

Please remember:

- Never pass a stopped school bus loading or

unloading children.

- Watch for children crossing the street after exiting the bus.
- Stay alert around neighborhood bus stops.

Bus Stop Courtesies

Parents and students can also help by:

- Arriving a few minutes early.
- Waiting safely away from the roadway.
- Keeping bus stop areas clean.
- Respecting neighboring properties while waiting.

Working together helps ensure a safe start to the school year for all children in Lexington Oaks.

Community Reminder: No Street Parking

To help maintain the safety, appearance, and accessibility of our community, homeowners and guests are reminded that parking on Lexington Oaks streets is not permitted, except where otherwise allowed by the Governing Documents or applicable law.

Please utilize your garage and driveway whenever possible and encourage visitors to do the same. Your cooperation helps keep our streets safe and accessible for everyone.

Home Improvement Reminder

Before beginning any exterior improvement or modification, please remember that ACC approval may be required for projects. Submitting your application before work begins helps prevent delays and ensures compliance with our community standards.

Communication and Resident Resources

- Submit ACC applications by following the instructions on the Architectural Application.
- Review the updated ACC Guidelines before beginning exterior projects.
- Report common area maintenance concerns by sending an email with the location and possibly photos to LEXOAKS@CiraMail.com.
- Keep your contact information current to receive important HOA announcements and emergency communications.
- Reminder: Community social media pages are not official HOA communication channels. Official information is distributed through HOA email communications, the Resident Portal, and the community website.

Thank you for helping make Lexington Oaks a safe, attractive, and welcoming community. We appreciate the continued support and cooperation of all our homeowners.
Lexington Oaks HOA Board

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Rick Carroll
690-9901

rcarrollcdd@gmail.com

Vice Chairman

Terry Bechtel
973-1879

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lexoakscdd@gmail.com

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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

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

LEXINGTON OAKS CDD REPORT FOR AUGUST 2026

The CDD Board recently re-bid the landscaping and irrigation contract. We had issues with the existing contractors not performing per the agreements. We had 7 bidders and we evaluated each company and selected the contractor that was the most qualified, had a low bid and was within budget. The new company selected was ASI and will be starting effectively August 1, 2026. This new agreement would be for Landscaping and Irrigation.

The Board is also receiving bids on upgrading the playground equipment. We have discussed pricing with 3 vendors. We are having the hardware replaced for all equipment connections plus adding a canopy to cover the complete playground to protect the kids and parents from the heat.

Now that the basketball court resurfacing has been completed, we plan on getting quotes to resurface the Tennis Courts.

We encourage everyone to attend the CDD Board Meetings whether or not you have a concern. Our Workshop (Planning Meeting) is the first Thursday of each month at 9:00 am and our Regular Meeting is the third Thursday of every month at 6:30 pm. All meetings are in the Community Center of Lexington Oaks.

In honor of the 250th Anniversary of our country I am adding the following information on American Flag Etiquette.

American Flag Etiquette

Another important item that is not understood by all homeowners is Flag Etiquette. Many homes have American Flags mounted on their home structure. The mounting bracket has a slanted port and a horizontal port for the flagpole. Mounting your flagpole in the slanted port is correct; however, whenever it is reported that we post our flag at half-staff your flag should be moved to the horizontal port.



Slanted Port (Everyday Use)

Horizontal Port (Half-Staff)

Everyone with a flagpole mounted on the property has their flag positioned at the top of the pole and when reported posting the flag at half-staff the flag should be moved halfway down from the top of the pole. (Half-Mast refers to flags on a ship).



Flag Pole (Everyday Use)

Flag Pole (Half-Staff)

Some homeowners have the miniature flag mounted on an iron ground mounted bracket. The stars should always be in the upper left of the flag on the visible side. One side of the flag would be correct, and the other side would be incorrect. Many times, these miniature flags are mounted next to the mailbox. When the flag is mounted next to a mailbox post, only one side of the flag is totally visible. The visible side of the flag should always have the stars on the upper left and be on the outside. Therefore, the side of the flag next to the mailbox post would be the incorrect display but it would not be visible behind the mailbox post.



When there is an American Flag displayed in an Auditorium, Church, or other gathering facility the Flag should be displayed to the right of the speaker which is to the left of the audience.

When suspended across a street, the flag should be vertical with union to the north on an east-west street; east on a north-south street.



The US flag was preceded by the Grand Union Flag, which contained a blue field in the upper left corner of the design. This box was called the union, also known as the canton. The US flag currently features the union in the same spot. The union represents an independent country. Its blue color represents justice.



Best Regards, N.C. (Butch) Straber (R)

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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DMD**



**Joan H Lynch
DDS**



**Jessica R Brewer
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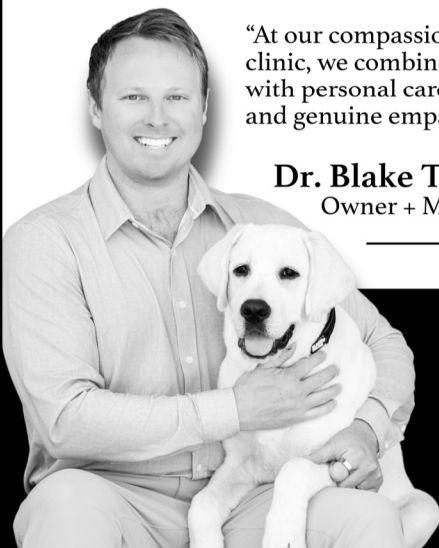


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Churchill Villas

New Property Manager – First Residential has promoted Georgie De Leon. We wish him well and are thankful for all the work he did for our community. Our new property manager is Veronica Hill. Veronica is an experienced manager and we look forward to working with her to continue the good work we have going on here in Churchill.

Irrigation Project – Inspection tour of the completed project took place on June 26, 2026. Tour participants were Board members: Terry Bechtel, Rob Schwager, SOD Committee Member: Bob Stanfield, RAM representatives Mario & Alex along with First Service staff Georgie De Leon and Veronica Hall.

A comprehensive check of 24 homes from Cannonade, Whirlaway and Gallant Fox including all sprinkler zones at each of the 24 homes was completed. All systems were found to be working well. As part of the project contract, there are a few turf spots that will be repaired. Although there were a few hiccups along the way with cable/internet lines being cut, as a whole, RAM did a fantastic job completing this project. We are already seeing a return on investment with this project as lawns in our community are looking better now than they have for several years.

Another issue found during the tour was the size of some of the sprinkler heads. Although functional, the 4in heads did not function as well as the 6in. Discussion of possible solutions for this issue will be discussed at the upcoming HOA Board meetings. Be sure to attend to have up to date information for this issue.

Power Wash Project – In case you were away, the annual sidewalk and driveway power wash project was completed in early July. This was delayed due to the irrigation project.

SOD Project – Now that the irrigation project is completed, Fall 2026 we will be starting the SOD project for dead lawn areas of Churchill.

Pool Chairs – During the warmer months our pool sees a lot more activity and we have spotted some chairs that needed replacing. Currently the Board is working on getting 10 chairs replaced. When using chairs at the pool, please be sure to return chairs to original location either on the pool deck or under the cabana when leaving to help keep our pool and cabana area tidy.

Summer Storms – Now that we are in the “dog days of summer”, those daily storms are rolling in and at times can catch you off guard. Be sure to have your yard and home prepared to avoid any damage from these storms.

Churchill Committee Volunteers – below is updated listing of the volunteers for our community committees:

SOD - Rob Schwager, Bob Stanfield, Ralph Warner

Paint - Sarah Chapman, Rose Chiddy, Bonnie Dickason, Linda Peterman

Budget- Terry Bechtel, Bob Stanfield

Storm Prep - Chris Bennett, Jenny Gomez, Bob Stanfield

Violations-Kate Bennett, Sarah Chapman

Thank you to the volunteers willing to sit on these committees. If you are a homeowner and would like to participate in any of these committees, please attend the next HOA Board meeting on Thursday, September 24th, 6:00pm at the Lexington Oaks Community Center or reach out to any of our Board members.

Terry Bechtel President
tbechtelxoakscdd@gmail.com

Pimlico Post

Summer is coming to an end. Hope everyone has enjoyed their vacation time. School for Pasco County resumes on Thursday August 13th. Please watch out for the children going to and from the bus stops. Maintain a safe speed and stop for buses.

Thank goodness we have finally gotten some rain. Hopefully the grass will start running to the bare spots in the lawns. We are continuing to evaluate our irrigation needs and working on a solution.

Getting a few quotes for Christmas lighting at the entrance. Hope to present to the board at the next meeting.

Had several incidences of bad behavior from a guest outside of our neighborhood at the pool. Please let one of your board members know if you run into this problem. Now considering the possibility of a new gate locking system and security system. We will be acquiring some quotes.

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

Jacqueline Arendes, President
Jarendes@gmail.com

Remington Village

Tips For August Weather:

- Prioritize hydration—drink water steadily throughout the day, not just when you feel thirsty—and keep electrolytes on hand if you’re outdoors for long stretches.
- Early mornings and late evenings are the safest windows for walking the neighborhood or tackling yard work, since midday heat indexes often climb well into the triple digits.
- Indoors, give your AC a break by closing blinds during peak sun hours and running ceiling fans to keep air moving.
- When you do head out, lightweight UV-protective clothing and a broad-spectrum sunscreen make a noticeable difference.
- Don’t underestimate the value of quick shade breaks.
- For pets, asphalt and sidewalks get dangerously hot, so stick to grassy areas and cooler times of day.

Irrigation:

- Please report any reclaimed water issues through the Remington HOA portal
- Items deemed as “Non-emergency” will be addressed at the next monthly wet-check.
- You may need to hand-water any dry areas following Pasco County guidelines

Street Parking Reminder:

PARKING OVERNIGHT IS NOT ALLOWED - VEHICLES WILL BE TOWED AT OWNERS EXPENSE.

During the day, avoid parking directly across from another vehicle in the street, as it can block traffic flow. If contractors or guests need to park in the street:

- Park on the same side as existing vehicles
- Leave space near corners to avoid obstructing drivers’ views
- Pool parking is for pool patrons and maintenance only – all others will be towed

School Begins August 13th

As Pasco County schools reopen, please allow extra time for morning commutes and stay alert in school zones and throughout our neighborhood. We wish all of our students a very enjoyable and successful school year.

Carol Soldi-Hall President
CSoldiHall@gmail.com



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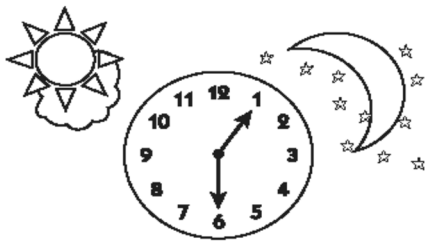
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AUGUST 2026 COMMUNITY CENTER CALENDAR

**August 3, Lexington Oaks Women's
Club 10:00am**

August 6, CDD Workshop 9:00am

August 10, Pimlico HOA 6:30pm

**August 12, Master HOA Meeting
6:30pm**

August 18, Elections VOTE

**August 19, Covenant Enforcement
Committee 7:00pm**

August 20, CDD Meeting 6:30pm

SAVE THE DATE

Future Meeting Dates

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	



Lexington Oaks Women's Club (LOWC) Linda Mooney

AUGUST MEETING

The Lexington Oaks Women's Club will be having our August social on August 3rd at 10:00am at the community center. No business is done during the summer just a fun get-together!

FROM OUR PRESIDENT

LOWC is gearing up for another year of friendship, and giving back to our community. We invite you to join us at our September 14th "Fall Kick Off" meeting at the community center. Come join us for coffee, breakfast goodies and socializing at 9:30am. Our business meeting will follow at 10am. All women residents of Lexington Oaks are welcome!

AUGUST ACTIVITIES

BOOK CLUB

Meets on the 3rd Monday at 6:30 p.m. Phyllis C. Chairperson
Book club will be held Monday August 17th at the community center at 6:30pm. We will be discussing "Hotel on the Corner of Bitter and Sweet" by Jamie Ford. Everyone should bring your own drink and a snack to share. Carole G. will be our discussion leader.

LUNCH WITH THE LADIES

Mary H, MaryLou S. Chairpersons
No lunch this month. Watch for emails from Mary or MaryLou if things change.

TRAVEL CLUB

Sandy S. Chairperson
New and exciting travel plans will be revealed at our September meeting!

LIBRARY

Deb B. chairperson
Thanks to everyone who brought new books for the library.
Remember- donations of paperbacks only.

CHARITIES

Deb B. chairperson.
We plan to continue our charitable donations to the community in September.
Please continue to save toiletries, school supplies and children's clothes (all sizes) for our charities
More info to come soon!

New Officers for 2026-2027

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

Upcoming Meeting:

Our next meeting will be a very important meeting as it will be the first of our calendar year. We will meet at the Community Center on September 14th. (the 7th is Labor Day) We will be serving coffee and breakfast goodies at 9:30 and the meeting will start promptly at 10. The Board members will be your hostesses and greeters.

Linda Mooney President
FSUmom303@verizon.net

Propane Cookout Safety Checks

The center of a tailgate party is arguably cooking the food out in a parking lot with lots of other fans. Since football season is just around the corner, it's time to review some quick safety checks if you are going to be using a propane grill.

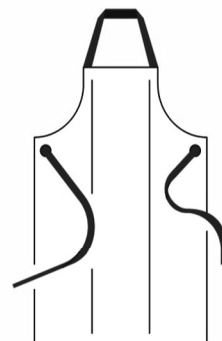
Before travel, check portable cylinders, tank valves and storage compartments. Cylinders should be transported upright and secured. Make sure that everything is closed and that the area is ventilated. Make sure that they cannot roll, tip or leak into the area.

Before lighting the grill, check the hoses, fittings, propane quick-connects, regulators and burner tubes. Look for cracks, loose fittings, debris or anything that might lead to leaks or flare-ups.

While cooking, make sure to place the grill in a safe place with plenty of awning clearance, and away from anything that might catch fire,

After cooking, make sure that valves are closed, and the appliance is cooled down, Turning it off and making sure everything is secure makes sure everything is ready for the next party,

Essential tools for safe grilling



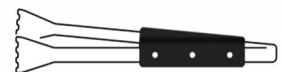
Fire resistant apron



Fire extinguisher



Grill mitts



Grill tongs



Long spatula



Meat thermometer



Grill brush

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June Active Listings

List Price	Bed	Bath	Yr	Sq Ft	Address
\$390,000	4	2	2004	1,956	25114 Lexington Oaks Blvd.
\$624,900	4	4	2003	3,302	25638 Ferdinand Ct.
\$344,900	3	2	2000	1,780	5526 Gallant Fox Ct.
\$315,000	2	2	2001	1,438	5240 Gato Del Sol Cir.

June Sold Listings

Sold Price	Bed	Bath	Yr	Sq Ft	*DOM	Address
\$559,900	5	4	2004	3,016	46	5937 Riva Ridge Dr.
\$439,000	4	2	2001	2,114	5	5315 Spectacular Bid Dr.
\$400,000	4	2	2002	1,956	19	25944 Winning Colors Wy.
\$385,000	4	3	2003	2,565	3	25837 Risen Star Dr.
\$345,000	4	2	2002	1,956	35	5833 War Admiral Dr.

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



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FOR SALE!

Golf course view! 4 bedroom, 2 bath, 2,534 sq ft. Offered for \$465,000.



FOR SALE!

Gated, cul-de-sac, maintenance-free villa. Offered for \$350,000.