

Mission Hills Condominium Association, Inc.  
1401 Mission Hills Blvd.  
Clearwater, FL 33759  
www.missionhillscondos.org

**APRIL  
2020**

# Mission Hills Post

## BOARD REPORT

By Kay Hunt, President

**A**s you know, the new Board has been seated, and we would like to thank all of you for your support. We are determined to keep our community financially sound.

Our first Board of Directors meeting is scheduled to be held at Ameri-Tech at 3:00 PM on April 15<sup>th</sup>. We have also agreed to hold a workshop on a quarterly basis and will let you know in the Post when the first one will take place.

As most of you might know, we have closed the Clubhouse for the safety of our residents.

Sue will still be in the office if you have any business to take care of. The pool has been closed as well, in accordance with the gathering number set forth by President Trump. We also have a broken pool pump that needs to be repaired. For now, both will stay closed until further notice.

We have also suspended all after hours work until further notice for the protection of our residents and our maintenance crew. We will only handle emergency situations.

Stay healthy, Mission Hills.

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### ATTENTION ALL HOMEOWNERS!

**New AC Installation Procedure:** At the office is a new form that must be completed and returned to the office **before** the installation of a new air conditioning unit. You must state your name, address, phone number, HVAC company name, HVAC phone number and scheduled installation date, and return the form to the office. You must instruct your HVAC company to contact the office *prior to arriving on site* on the installation date. We will take it from there. This only takes a few minutes of your time and helps us help you ensure that the installation is complete.

# MISSION HILLS DIRECTORY

## BOARD OF DIRECTORS:

**President:** Kay Hunt \* kayhunt55@yahoo.com \* 810-845-6597  
**Vice President:** Eudora Partridge \* fpartri4972012@aol.com \* 603-494-3887  
**Treasurer:** Regina Hickey \* reginahickey287@yahoo.com \* 412-600-0802  
**Secretary:** Debbie Higgins \* dchiggins0504@hotmail.com \* 727-204-2286  
**Member-at-Large:** Art House \* alowellhouse@gmail.com \* 949-245-8404

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## FOR YOUR INFORMATION:

**Clearwater Police Main Number:** 727-562-4242

**Mission Hills Office:** 727-797-6402 \* missionhillsfl@gmail.com

**Mission Hills Post:** 727-797-6402 \* missionhillspost@gmail.com

**Office Hours:** Monday – Friday: 9:30 AM to 1:30 PM \* **Fax:** 727-797-822

**Ameri-Tech Community Management:** For emergencies when the Mission Hills office is closed, please call 727-726-8000. **Follow the instructions provided in the recording.** Provide your name, address, and phone number, that you are located in Mission Hills, and state the nature of the emergency.

**Property Manager:** Jim Mateka \* jmateka@ameritechmail.com

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## COMMITTEES AND ACTIVITIES:

**Bingo:** Marie Purcell – 727-791-1181 \* Natalie and Keith Arndt – 724-980-4471/724-681-6057 \* Mondays at 7:00 PM

**Blood Pressure:** Marie Purcell – 727-791-1181 \* Wednesdays at 2:00 PM

**Booster Club:** Ruth Ann Schulder – 727-600-4481 \* Meetings on the third Thursday at 7:00 PM

**Bridge:** Jane Karr – 727-204-0903

**Breakfast:** Booster Club

**Crafters:** Dorothy Blewis – 505-220-1542

**Dance:** Eudora Partridge 603-494-3887 \* fpartri4972012@aol.com

**Dominos:** Fridays at 7:00 PM

**Finance:** Debbie Higgins – 727-204-2286 \* dchiggins0504@hotmail.com

**Neighborhood Watch:** Mike Philbin – 727-796-3191

**Purple Passion Red Hats:** Mary Ann Sheehy – 617-821-8192 or Helen Strupczewski – 609-706-7214

**Documents:** Helen Strupczewski – 609-706-7214 \* vetnerz2@gmail.com \* Meets at 2:30 PM on the third Friday in the Clubhouse

**Travel Group:** Barbara Ehrlich – 727-797-4826 \* Jean Curtis – 727-792-1942

**FROM THE POST COMMITTEE:** Please submit articles and notices to the office administrator via email as a Word document attachment to the following email address: [missionhillspost@gmail.com](mailto:missionhillspost@gmail.com). We are looking for "reporters" out there who would be willing to feed us articles of interest for the Post, with the understanding that they would be used at the discretion of the Post Committee. Please send them to the email listed above. **Please submit articles no later than the 20th of each month.** Editing is at the discretion of the Post Committee. **SUBMIT EARLY...your cooperation is appreciated!**

**Designer/Editor:** Debbie Higgins \* **Advertising/Production:** Susan Huntley

# FINANCIAL REPORT

By Regina Hickey, Treasurer

**A**s of February 29, 2020, Mission Hills Financial Statements show our income exceeds expenses by \$5,139.00.

If we all work together being sure to use our resources (water/gas) responsibly, hopefully, we can continue this trend.

Because of the Coronavirus, we've had to cancel all meetings. However, the office is open at the usual times and we continue to serve the people here in Mission Hills.

Looking forward to getting through this pandemic, so we can be together again as a community.

# NEIGHBORHOOD WATCH

By Mike Philbin

**T**his virus is affecting everyone's lives in some way. This problem is not something normally associated with the Neighborhood Watch, but this is not "normal," but it is "neighborhood," so I thought it might be time to share some thoughts.

There are a few advantages to living in Mission Hills while we get through this crisis. For starters, living here means you're not alone...our new Board is making sure our community complies with the new regulations to combat this virus. I'm writing this several days before you're reading it, so please keep up with the latest developments on the news.

A lot of our popular events have been closed. Yes, we miss the pool, the games and dances, but everyone must be healthy to enjoy them. These activities will resume only when we are no longer threatened by exposure to this virus.

Mission Hills is a safe community. The Neighborhood Watch has volunteers patrolling our streets every night, 365 days a year. These nightly rounds generally keep your neighborhood safer by discouraging trespassers and keeping

our streets open for emergency vehicles. It's all about looking out for one another.

We're all in this together, and we should all survive if we follow the guidelines for sanitizing and meetings that are widely available. They're all basically saying, "Do not invite this virus in."

Just a couple of ideas for coping with this new lifestyle.

We have about six miles of roads in Mission Hills. Take a walk. You can walk and talk and still maintain the new "safe distance" guidelines. Many residents do their regular walks in the evening, because our streets are brightly lit and safe. How about just going outside just to enjoy that famous Florida weather that brought you here? (Wear sunblock!) Why not introduce yourself to your next-door neighbors? At a safe distance, of course! Mission Hills units are spaced far enough apart, so some great conversations can still be held in that safe distance area. After your chat, please don't forget to tap elbows or whatever has replaced the traditional handshake! Some of our residents that still work, or who are new to Mission Hills, might not be used to such friendliness. Why not wave or say "hi" to everyone you see? It's contagious, too, with much better results.

One last idea. Grow something...a flower, some basil... everything grows here. Remember...this is Florida!

Now with all these new neighbors meeting, talking about their new garden/plant or planning walks, no one should be driving more than the 20 MPH speed limit. It makes sense. We're an "older" community, and if you haven't noticed, we like everything slow, so please drive slowly, because we like it that way!

Mission Hills remains one of the best and safest communities anywhere. We're probably all on edge listening to the health updates, but the healthcare pros never had to deal with a problem like this either, so we should obey their advice.

As usual, we are in dire need of more patrollers for your Neighborhood Watch. Please join. Give a few hours a month back to your community by helping keep Mission Hills safe. Please call me at 727-720-9255 if interested.

Thank you!

**The Clubhouse is closed to all activities until further notice because of the Coronavirus.**

*All work orders should be called into the office at 727-797-6402, and Sue will write them up. You can also email the office at:*

[missionhillsfl@gmail.com](mailto:missionhillsfl@gmail.com)

If it is an after hours emergency,  
please call Ameri-Tech.

**727-726-8000**



## Compliance

Compliance is  
Conforming to a r  
such as a specifi  
goal that organiz  
need for operat

# COMPLIANCE COMMITTEE: NOW YOU KNOW

The package of information with complete details regarding **COMPLIANCE** was published in the April 2019 issue of our Mission Hills Post (repeated below).

The function of a Compliance Committee as it is written in the **Florida State Statute 718** were clearly outlined. Since you are now armed with that information, this would be the perfect time for you to become a part of something very **positive** for Mission Hills.

All interested residents are requested to write their name and phone number on a slip of paper, place it in a sealed envelope labeled, "Compliance, Attn: Kay Hunt." Drop it in the office mail slot, and you will be notified of an interview date and time.

**Remember: You are not required to be a full-time resident.  
You must, however, be an owner.**

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## COMPLIANCE COMMITTEE AND HOW IT FUNCTIONS

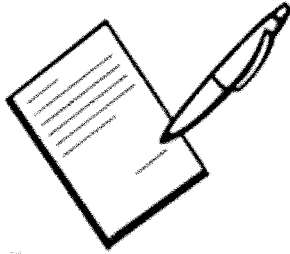
Our management company, Ameri-Tech, tours our community and notes violations of our By-laws, the Declaration, or the Florida State Statute 718. The results of this initial survey are given directly to the Mission Hills Board of Directors.

### So what, then, is the role of the Compliance Committee?

Chapter 718 Florida Statutes (718.303(3)(b)), dated July 2018, states, in part, that "A fine or suspension levied by the board of administration may not be imposed unless the Board first provides at least 14 days' written notice to the unit owner and, if applicable, any occupant, licensee or invitee of the unit owner sought to be fined or suspended, and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors or employees of the association, or the spouse, parent, child, brother or sister of an officer or employee. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the committee does not approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed."

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The preceding paragraphs are key to understanding the role of a Compliance Committee. The Committee does not search the community for violations, report violations to the Board, nor determine what a fine will be. What the Committee does do, if requested by the resident(s), is to meet with him/her/them to review the situation, and decide whether the fine proposed by the Board is fair and reasonable.



## DOCUMENTS COMMITTEE – COME ONE, COME ALL!

Your Mission Hills Documents Committee holds regular meetings on the third Friday of each month at 2:30 PM in the Clubhouse. We invite our residents to come out, audit a couple of meetings, and learn for yourselves the detailed process that we follow as we research our By-laws, our Declaration, our Articles of Incorporation, and the Florida Laws under State Statute 718.

After we complete our business, we are available for any questions that you might have regarding the documents. Don't guess...don't wonder...get the straight facts! If we are unable to answer your questions at that time, we are happy to do the research and get back to you. It's a win/win!

We look forward to seeing you!! And who knows? Something just might catch your attention enough to become a part of this vibrant and vital team. If so, just provide us with a letter of interest, and drop it off at the office in an envelope labeled, "Documents Committee," or e-mail [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com). We'll take care of the rest for you. You can also call Helen J. Strupczewski, Documents Committee Chair, at 609-706-7214 with any questions.



## Finance Committee

Come lend your interest and expertise to the Mission Hills Finance Committee. If this sounds good to you, simply drop off at the office your letter of intent and your contact information in a sealed envelope labeled, "Finance Committee." You will receive a notice of an interview date for consideration to become a member of this vital group for Mission Hills as we "follow the money!!" We are looking forward to hearing from you soon!!!

*If you would just love the opportunity to sit in on a meeting or two, the Finance Committee meets on the fourth Tuesday of the month at 4:00 PM in the Clubhouse.*



## E-MAIL BLAST

Submitted by Helen J. Strupczewski

So, have you ever wondered how some people seem to know what's going on in the Hills? Simple! They are part of an E-mail Blast that gets sent out every so often. These e-mails **only** contain updates of some community events, deadlines, reminders of meetings, seminars, etc.

Would you like to be part of this blast? Well, all you have to do is send your e-mail address directly to Helen at [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com), and she will add you to the e-mail blast address book.

That's all there is to it! Stay in the loop...join the E-Mail Blast!!

## MISSION HILLS SEMINAR SERIES

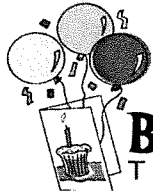
Submitted by Helen J. Strupczewski, Pat Loretto and Joe Booth



Our first winter seminar season has come to end. Now, we are gearing up for next season, and that's where you all come in. Let us know if you have an idea for us to research. Provide us with the name of the seminar and the contact information as well. If you would like us to repeat any past seminars, let us know. We can take it from there! Drop us a line at:

Helen – [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com) \* Pat – [ruby947@aol.com](mailto:ruby947@aol.com) \* Joe – [jjbooth30@hotmail.com](mailto:jjbooth30@hotmail.com)

# HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



## BIRTHDAYS THIS MONTH

Nancy Morris .....	1
Cindy Butler .....	1
Rosetta Nelson .....	5
Julie Sweet .....	6
Bill O'Connor .....	6
Kim Nixon .....	7
John Butler .....	8
Helen Maggaro .....	12
Arlene Hackett .....	15
Jackie Overton .....	15
Wanda Niehoff .....	19
Mary Dunn .....	20
Susan Salesses .....	23
Anna Winkler .....	25
Christel Rogawski .....	26
Robert Walsh .....	27
David Sasiadek .....	28
Isabel Summit .....	28
Jean Hancher .....	28
Mike Philbin .....	30



## APRIL ANNIVERSARIES

Anthony & Anna Marie Cirano..	10
Jim & Judy Leibin .....	10
Thomas & Kristina Dougherty ..	16



## A Note of Gratitude

I would like to thank everyone for their vote of confidence in the election. I know how important this Board seat is to the community, and I am anxious to help with this process. Thank you for your vote!

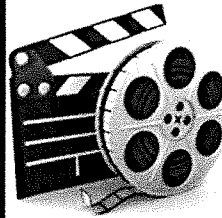
Debbie Higgins, Secretary

## FOR SALE NOW!

**Mission Hills** shirts and jackets for men and women. Please call:

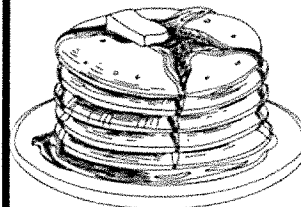
Ruth Bradley – 727-483-2156

Mary Ann Sheehy – 727-669-2016



Mission Hills movie-goers...  
I miss you !!  
We will resume our Sunday evenings as soon as we can.  
You are always on my mind...you are always on my mind...

*Willie Nelson*  
xoxo M.A



## Happiness Depends On A Leisurely Breakfast

Hope to See Ya'  
Soon...Barry

727-240-0301

# ***BON APPETITE!***

## **CRAZY CHOCOLATE CAKE**

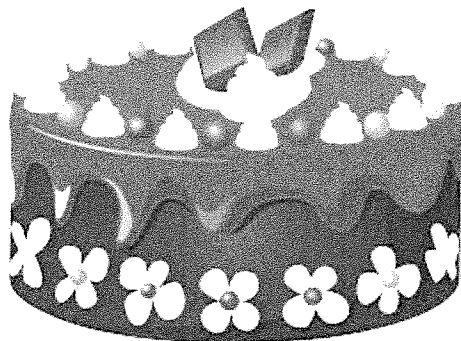
(a Facebook recipe submitted by Helen J. Strupczewski)

What a treat! Such a good option for your vegan and dairy-free guests during celebrations, don't you think? Have you ever made a cake like this one before?

Prep Time: 10 minutes  
Total Time: 45 minutes

### **You'll Need**

- ◆ 1½ cup All-Purpose Flour
- ◆ 3 tbsp. Cocoa Powder
- ◆ 1 cup Granulated Sugar
- ◆ 1 tsp. Baking Soda
- ◆ ½ tsp. Kosher Salt
- ◆ 1 tsp. White Vinegar
- ◆ 1 tsp. Pure Vanilla Extract
- ◆ 5 tbsp. Vegetable Oil
- ◆ 1 cup Water



### **How To**

1. Preheat the oven to 350 degrees Fahrenheit. Grease an 8-inch square or 9-inch round cake pan.
2. Add all the dry ingredients directly to the pan and mix.
3. Make three depressions – two small and one large – in the mixed dry ingredients. Pour the vinegar in one of the small depressions, the vanilla in the other small depression, and the vegetable oil in the large depression. Pour water overall and mix with a fork until smooth.
4. Bake on the middle oven rack for 35 minutes, until an inserted toothpick comes out clean.
5. Allow to cool. Top with your favorite frosting and enjoy!

Any great cooks out there with a favorite recipe to share? Send me an e-mail to [vetnerz2@gmail.com](mailto:vetnerz2@gmail.com).

*You could be the next Great American Chef in print!!*



# ATTENTION ALL MISSION HILLS RESIDENTS

## Booster Club Meeting

Submitted by Ruth Schulder, Booster Club President

*Tentative Date:* Thursday, April 16 at 7:00 PM  
*Main Topic:* Election of New Board

If COVID-19 remains a national threat, and if our Clubhouse remains closed, this meeting will be postponed. We will keep all informed through e-mail and social media.

Please stay healthy by washing your hands, social distancing, and getting tested if you have symptoms or were in contact with someone that has the virus.

Thank you for your cooperation!



## Mission Hills Diamond in the Rough

Submitted by John Prokopovich  
Facilities Maintenance Director

Greetings!

As we come upon spring/summer and our Florida temperatures start to soar, the Maintenance Team would appreciate your continued support of dropping off Vitamin Water and Gatorade. Please make it "low sugar," as we have team mates that have challenges.

Thank you to everyone who remembers the Maintenance Department during holidays and throughout the year with special treats and lunch. It means a great deal to us when people show their appreciation for what we do.

Two team members celebrated birthdays in March...Oscar and Raul. Jose celebrates his birthday in April. Happy Birthday guys!

Please help us welcome Chad, the newest member to our Maintenance Team. He started working at Mission Hills in March.

~ *Grow through What you Go Through* ~

# BOOSTER CLUB MISSION STATEMENT AND UPDATES

(Submitted by Ruth Schulder, Booster Club President)

**T**he purpose of the Booster Club (the Club) is to sponsor social and fund-raising events to benefit the residents of Mission Hills. Friendship, cooperation, enjoyment and working together are the basis of the Club. It is our obligation to extend a friendly hand, and to be honest and sincere in our dealings with one another.

## Greetings and Salutations to all of Mission Hills!

I hope everyone is managing to stay healthy during this very difficult and unprecedented time by maintaining social distancing of six feet and avoiding social gatherings of more than 10 people to combat COVID-19.

Currently, the Mission Hills Clubhouse is closed for ALL activities. This includes the card room, exercise room, pool, restrooms, kitchen, and library. Thus, ALL Booster Club activities have been cancelled until further notice.

However, we are including a tentative date on the calendar for our Booster Club Meeting for April 16, 2020 at 7:00 PM to select our new officers, *only* if the Clubhouse is open and the COVID-19 emergency is no longer in effect. We will keep you posted.

We were able to enjoy a wonderful breakfast in March, thanks to Nancy, Julie, and Natalie for setting up, cooking and cleaning up. Thank you, Women's Power!!!!

I want to take this opportunity to thank our Board – Brenda, Sara, Natalie and Mary Ann – for their dedication to Mission Hills, and to the Booster Club. You all made my year as president both possible, and enjoyable. I also want to thank Helen for all the support she contin-

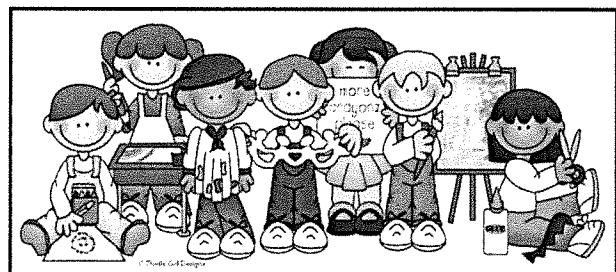
ues to provide from the sidelines. I am very grateful. Thanks to Nancy and her team (Julie, Natalie, and Tom) for our delicious monthly breakfasts. Thanks to Terry for donations for every ice cream social held this year. Thanks to Marie for overseeing bingo each week. Thanks to Mary Ann and her team for their hard work that made the Big Bash so successful. A special thanks to Brenda for all the tickets she sold for the many activities and for planning for rock painting, and also, for planning for the spring tea that, unfortunately, had to be cancelled.

Finally, a special thanks to all residents that participated in our activities. You are what made each event successful.

Booster Club Shout-Out e-mails will include notifications of all upcoming Booster Club events. If you haven't already done so, please add your email address to our Booster Club's Shout-Out list, by emailing me, at [sruth1947@aol.com](mailto:sruth1947@aol.com).

Health and Happiness to All ★ Be Safe ★  
Stay Connected with Social Media

**See you in the Hills!**



## PUBLIC SERVICE ANNOUNCEMENT

Need a Lift? CareLift Can Deliver.



## FREE RIDES TO BAY CARE FACILITIES!

### CareLift Transportation Services

Morton Plant Mease volunteers provide patients with free van transportation services to specific hospitals and centers, depending on where you live. CareLift provides rides to those who live in north Pinellas County and serves patients who live in the Clearwater and Largo area.

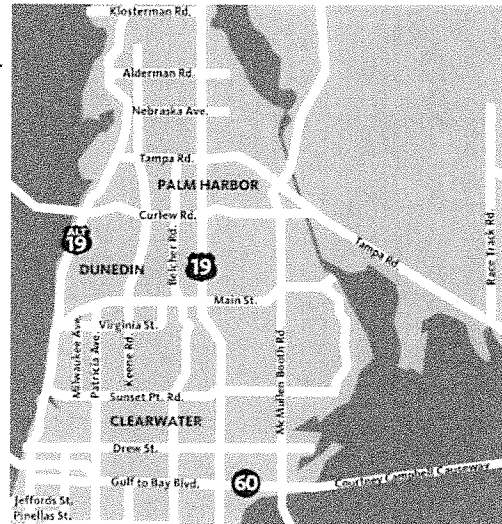
Riders must be able to get in and out of the van without assistance.

North Pinellas County residents

CareLift serves the following hospitals and centers:

- BayCare Fitness Center (Palm Harbor)
- BayCare Laboratories
- BayCare Outpatient Center (East Lake)
- Mease Countryside Hospital Campus
- Mease Countryside Professional Centers North and South
- Mease Dunedin Hospital Campus
- Morton Plant Diabetes & Endocrine Center
- Morton Plant Hospital Campus
- Powell Professional Building (401 Corbett St.)
- Turley Family Health Center

If you live in north Pinellas County, contact CareLift at (727) 734-6107. Reservations are available Monday through Friday, 9am-3pm. Riders must live within the boundaries of the map.



## IS IT TIME FOR A JOKE?

It was autumn, and the Indians on the remote reservation asked their new Chief if the winter was going to be cold or mild. Since he was an Indian Chief in a modern society, he had never been taught the old secrets.

When he looked at the sky, he couldn't tell what the weather was going to be. Nevertheless, to be on the safe side, he replied to his tribe that the winter was, indeed, going to be cold, and that the members of the village should collect firewood to be prepared.

Also, being a practical leader, after several days he got an idea. He went to the phone booth, called the National Weather Service and asked, "Is the coming winter going to be cold?"

"It looks like this winter is going to be quite cold indeed," the meteorologist at the weather service responded. So, the Chief went back to

his people and told them to collect even more wood to be prepared.

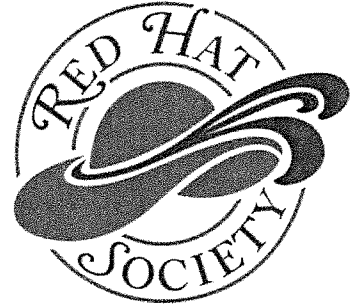
A week later, he called the National Weather Service again. "Is it going to be a very cold winter?" "Yes," the man again replied, "It is definitely going to be a very cold winter." Again, the Chief went to his people and ordered them to collect every scrap of wood they could find.

Two weeks later, he called the National Weather Service again. "Are you absolutely sure that the winter is going to be very cold?" "Absolutely," the man replied. "It's going to be one of the coldest winters ever."

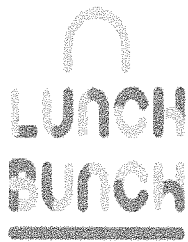
"How can you be so sure?" the Chief asked. The weatherman replied, "The Indians are collecting wood like crazy!"

**PURPLE PASSION RED HATS**

**Where:** Bonefish Grill  
**When:** Tuesday, April 14, 2020  
**Time:** 12:00 PM  
**Hostess:** Jean Curtis – 727-791-1942



**CITY REGULATIONS PERMITTING!**



**Where:** CANCELLED DUE TO CITY REGULATIONS  
**When:**  
**Time:**  
**Location:**  
**Contact:** JEAN CURTIS: 727-791-1942

**Animal Issues**

If anyone has a complaint about a resident with a dog, who lets them run without a leash or doesn't pick up their pet's waste, you may call anonymously to:

**Pinellas County Animal Services**  
13450 Ulmerton Road  
Largo, FL 33774

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Owner

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E-mail: coachman33759@yahoo.com

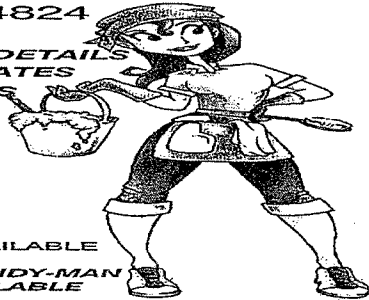
### FIRST MATE CLEANING HOUSE & INTERIOR YACHT CLEANING SERVICE LET ME DO THE CHORES

**PAMELA**

OWNER

727-643-4824

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Mission Hills references provided upon request.

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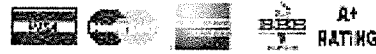
Phone: **727-442-6158**

Fax: **727-442-2978**

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**or**

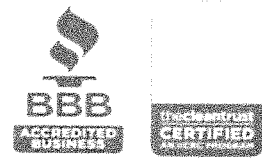
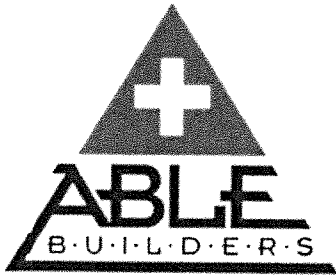
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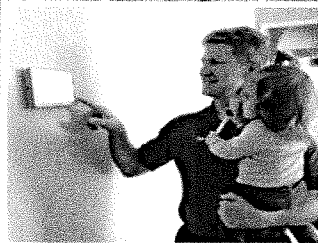
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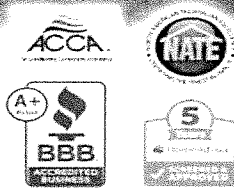
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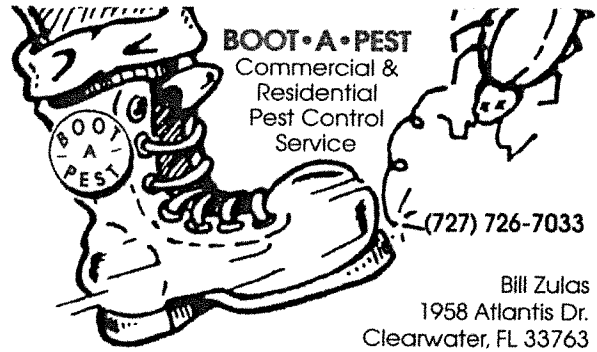


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# APRIL 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11 Red Hats Purple Passion – Bonefish Grill – 12:00 Noon
12	13	14	15 BOD Meeting at Ameri-Tech Offices 3:00 – 5:00 PM	16 Booster Club Meeting – 2:30 PM Elections	17 Documents Committee Meeting 2:30 PM	18
19	20	21	22	23	24	25
26	27	28 Finance Committee Meeting – 4:00 PM	29	30		