

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

**MAY
2020**

Mission Hills Post

BOARD REPORT

By Kay Hunt, President

We hope in this trying time, that everyone is well and tolerating the stay at home order. It is great to see a lot more of our residents walking and biking.

Our first Board of Directors Meeting was cancelled due the ongoing stay at home order, along with the fact that there were no items that needed our immediate attention. When we can reschedule a meeting, it will be posted.

Both the Clubhouse and pool remain closed for the safety of our residents and in accordance with the guidelines that have been set forth. Sue will still be in the office. If you have any business to take care of, please call the office number before going to the office.

During the closure of the Clubhouse and pool, we took the opportunity to have the solar panels removed and cleaned, then put back on a new roof.

The roof had been leaking and has needed to be replaced for some time now. This was the perfect opportunity to do the replacement.

When the Clubhouse reopens, you will see what looks like a new floor. The dining area, hallway and foyer have been stripped, cleaned and re-waxed. It is absolutely beautiful!

Thank you, John, for having the foresight to get us the proposals for this work, so it could be done while we are shut down.

Another note of interest for some of you who left a note in the office regarding the "Painting at Mission Hills." We, the Board, would like to let you know that we have no intentions at this time to spend money on painting. The condo and carport roofs are our top priority.

Stay healthy, Mission Hills! We are all in this together.

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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

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

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. 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

First and foremost, I hope everyone in Mission Hills is healthy and doing what's necessary to avoid the corona-virus.

Even though our movements have been restricted, Sue at the office and Jennifer at Ameri-Tech make sure Mission Hills continues to function by paying bills and helping where needed.

As of March 31, 2020, our expenses exceeded our income by \$8,669. I'm sure you have seen and heard that, under John's

supervision, condo and carport roofs are being done and, of course, that costs money.

There does seem to be light at the end of the tunnel. Hopefully, we will be able to resume activities here in Mission Hills in the near future.

Please feel free to contact me if you have any questions concerning our finances.



BOOSTER CLUB MISSION STATEMENT AND UPDATES

(Submitted by Ruth Schulder, Booster Club President)

The 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 6 feet and avoiding social gatherings of more than 10 people to combat COVID-19. I hope that everyone is utilizing modern technology through things like Facetime to maintain contact with family and friends

Currently, the Mission Hills clubhouse and pool remain closed to ensure that we all remain safe. Based on this, we were not able to keep the tentative date set in the March Post for our Booster Club Meeting in April. Unfortunately, we have not been able to meet since February, and thus, were not able to hold elections for our Booster Club Board. I am pleased to announce that we will not need to hold a meeting to elect the board, since we have only five individuals that agreed to be on the board. Based on our By Laws, the election is required when there is more than five people interested in serving on the board.

The following people have offered to be on our board: Ruth Schulder, Natalie Arndt, Nancy Morris, Julie Maslanka and Mary Ellen Walsh. I have been able to confirm with each individual, except Mary Ellen. I am hoping she is still interested. We decided at our last board meeting when we were still hoping to have the March, and then April meeting, that we would elect officers. and once elected, the board would meet to decide what office each

would hold. Once things are back to normal, and we are able to have a Booster Club Meeting I will introduce the new board members; for those that may not recognize the names.

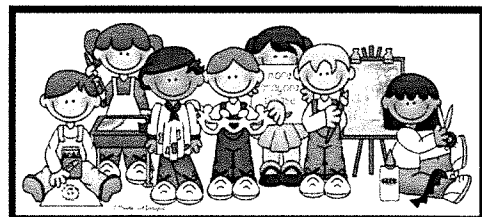
I would like to take this opportunity to thank the wonderful individuals who served on the board with me this past year. Thank you, Brenda Ferguson, Sarah Lewis, Mary Ann Sheeny and Natalie Arndt. It was a pleasure working with each of you this year, and I am grateful for the friendships we have developed. I will be looking towards you for your continued support this year, even though some of you will not be on the board. I appreciate each and every one of you. You surely made my job easier.

As soon as the county and state lift the Safer At Home Order, and Mission Hills opens the club house so all our activities can resume, the Booster Club will have a huge fun activity for all. Information will be provided in a Shout out.

Booster Club Shout-Out Emails 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.

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

See you in the Hills!



The Clubhouse is closed to all activities until further notice due to COVID-19 restrictions.

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

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

727-726-8000



Compliance

Compliance is
Conforming to a re
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.**

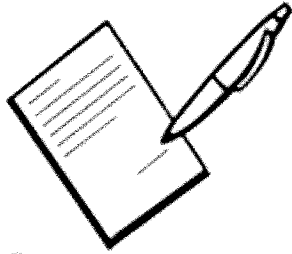
COMPLIANCE COMMITTEE AND HOW IT FUNCTIONS

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."

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. **Note:** Our meetings are cancelled until further notice.

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. 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.



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," or e-mail it to Debbie Higgins at dchiggins0504@hotmail.com. 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 like 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. However, all meetings are postponed until further notice.



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, 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 * Pat – ruby947@aol.com * Joe – jjbooth30@hotmail.com

Mission Hills Monthly Movie



Sunday, Once a Month TV Room in Club House



Until We Meet Again

Hosted By
M.A. Sinnhuber
727-240-0301

Monthly Men's Breakfast Saturday, May 9th at 8:30 AM Online — In Your Home



Send your e-mail address to
martinbdv750@gmail.com by noon
Thursday, May 7th. I will send you an
invitation with a link to click on and join
our Saturday morning Zoom breakfast.

See you then!!

Barry: 727-240-0301

Resident's Corner



My Second First Bike

Submitted by Helen J. Strupczewski

On my eighth Christmas, Santa gave me a brand new, shiny bicycle. The only problem was that it was for a boy, the kind with that center bar on it. I am a girl and I was pretty upset when my Dad said to me, "I guess Santa made a mistake." Seriously? I wore my new Christmas dress when I sat on Santa's lap. He asked me my name, told me that he knew I was a good little *girl*...and he gave me a boy's bike as a Christmas gift! Seriously?

My Dad said he would get in touch with Santa and get things fixed for me, and he did. My girl's bike arrived at our home in the middle of a snowstorm, and it wasn't till the spring before I could ride it. But then I promptly rode it straight into a cast iron lamppost. Since this was the first time I was on a bike, I really had no idea how to stop it. My Dad yelling, "Use the brakes," meant nothing to me, so the lamppost was the next best thing. It was quite apparent to me that I could not stop the bike, *and* I was awful at steering! After that, the bike was relegated to our basement, and there it stayed for two years until it was packed up with the rest of our belongings for our move to a new home in South Jersey.

Our new neighborhood was quite modern in 1958 with all the electricity placed underground. The new lampposts were not cast iron but a lighter aluminum. I remember thinking how easy the kids in my new environment made bike riding look as they scooted around those lampposts like they were not even there. So, I asked my Dad if he would help me ready my bike for a little excursion in front of our house. When things were all cleaned

up and ready to go, my Dad explained to me how to use the coaster brakes on the bike, how to safely steer clear of the lampposts, and I was ready to go. Imagine my utter delight when I found myself just riding along on the new streets, gliding in and out on the sidewalks, around the lampposts and coming to a complete stop by using the coaster brakes! What a ride that was!!

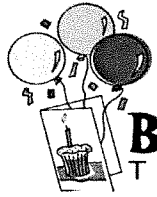
After that, I went everywhere I was able to go on my bike. Every day in the summer months I rode my bike to our neighborhood swimming pool, carrying my towel in my newly purchased handlebar basket. I went to band camp carrying my clarinet in that basket. I went on short errands for my Mom to the local deli and carried home our order for lunchmeat and rolls. My girlfriends and sister often went up to our local shopping plaza to spend the day just hanging out, and if I bought anything at all, into that little basket it went. Pajama parties were much more fun for me, since I rode my bike to my friend's homes and carried all my stuff in a paper bag that I placed in that basket.

I gave that bicycle a new life and it did the same for me. I branched out as far as my bike and legs would carry me until the day that my bike began to show its age. The chain would break and be fixed, the tires would flatten and would be patched. It got to the point where it became too costly to keep repairing it with my allowance earnings, so I retired it but never replaced it. After all, how can you replace something that you shared so many adventures with, right?

But I can tell you this...I will never forget my second first bike!

Anyone who would like to contribute an article for this new section of the newsletter, please submit to the Editor, Debbie Higgins, at dchiggins0504@hotmail.com. Inclusion will be at the discretion of the Post Committee.

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



Joyce Heidman	1
Helen Dunn	3
Debbie Higgins	4
Frank Johnson	6
Sheri Marquez	8
Edwin Winkler	8
Tim Swedberg	9
Marsha Rantala	10
Carol Ann VanWuyckhuyse	11
Jack VanWuyckhuyse	12
Sue Olsen	13
Mary Ellen Walsh	19
Laura Perry	23
Donna Bennett	24



APRIL ANNIVERSARIES

Karen & Tim Swedberg	3
Diane & Mike McPeake	6
Brenda & John Ferguson	23
Elaine & Edsel Pelaez	25
Richard & Lynne Homeres	27
Dottie & Robert Lane	30

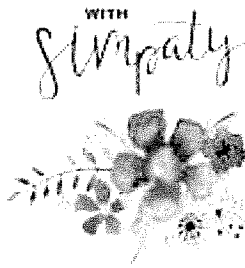


Our Condolences

Thank you for the cards, phone calls and visits after the death of my husband, Terry Hackett. He would have been grateful for all the support you have given me, as am I.

With heartfelt gratitude,

Arlene Hackett



~ ~ ~

It is with a sad heart we say goodbye to our Mission Hills resident, Mary Ann Sollecito.

Our condolences go out to her family and friends.

~ ~ ~

BON APPETITE!

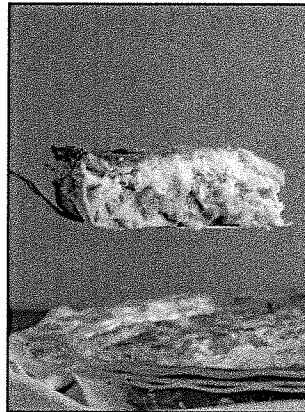
IMPOSSIBLE HAM AND SWISS PIE

(A Facebook recipe from "12 Tomatoes" submitted by Helen J. Strupczewski)

Serves: 8-10 ★ Prep Time: 50 minutes

INGREDIENTS

- ◆ 2 cups diced ham
- ◆ 1 cup Swiss cheese, grated
- ◆ ½ cup yellow onion, finely chopped
- ◆ 4 large eggs, beaten
- ◆ 2 cups whole milk
- ◆ 1 cup dry biscuit mix
- ◆ ½ teaspoon salt
- ◆ ½ teaspoon garlic powder
- ◆ ½ teaspoon onion powder
- ◆ ¼ teaspoon pepper



PREPARATION

1. Preheat oven to 400° F and lightly grease a 10-inch pie plate with butter or non-stick spray.
2. Spread ham out on the bottom of greased pie dish and top with onions and Swiss cheese.
3. In a large bowl, whisk together eggs, milk and biscuit mix, then season with salt, garlic powder, onion powder and pepper.
4. Pour egg mixture over ham, onions and cheese, then place pie dish in the oven.
5. Bake for 35-40 minutes or until top is golden brown and bubbly and toothpick inserted in the center comes out clean.
6. Remove from the oven; slice and serve.

This is great as part of a breakfast buffet, a brunch served with fruit, or a light meal served with a side salad. It is easy and delish! Enjoy!!

Any great cooks out there with a favorite recipe to share?
Send me an e-mail to vetnerz2@gmail.com.

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

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.

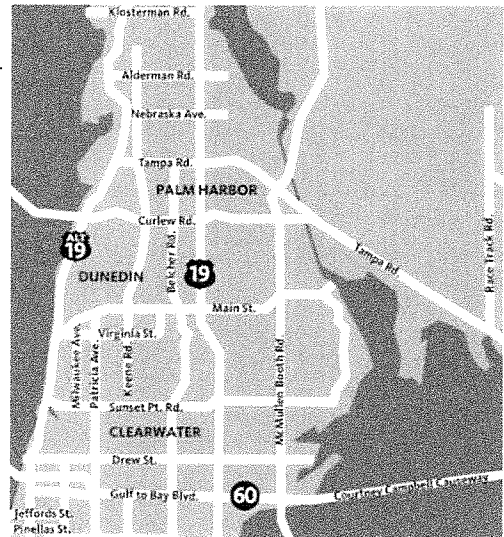
Riders must be able to get in and out of the van without assistance.

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.



Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Director

Greetings!

Thank you to all for your continued support of your Maintenance Team. As we all know, these are challenging times that most of us have never experienced before. It's great to be part of an essential work place! Kudos go out to the Maintenance Team!!

On another subject, we would appreciate it greatly if everyone would put all excess bags, including the big black bags from gardening, by the trash cans instead of on the street. It will keep our community from looking unkempt over a weekend. Thank you for your cooperation!

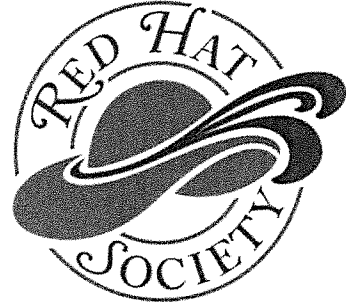
One team member is celebrating his birthday in May. Happy Birthday, Doug!!

Please help us welcome Rob and Ivan to our Maintenance Team,
who both started working at Mission Hills in April.

~ Leadership is not about being the best...it's is about making everyone else better ~

PURPLE PASSION RED HATS

Where: CANCELLED UNTIL FURTHER NOTICE
When:
Time:
Hostess: Jean Curtis – 727-791-1942



Where: CANCELLED UNTIL FURTHER NOTICE
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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COMPLETE AUTO & LIGHT TRUCK SERVICE



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Frank Satriano

Owner

1717 Coachman Plaza Drive * Clearwater, FL 33759

Phone: 727-799-1561 * Fax: 727-796-4532

E-mail: coachman33759@yahoo.com

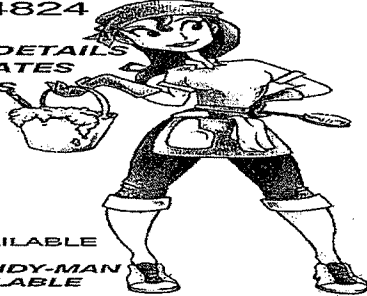
FIRST MATE CLEANING HOUSE & INTERIOR YACHT CLEANING SERVICE LET ME DO THE CHORES

PAMELA

OWNER

727-643-4824

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Mission Hills references provided upon request.

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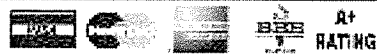
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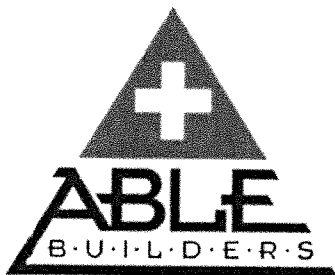
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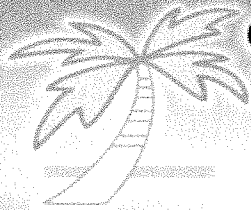
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ALL MEETINGS ARE TENTATIVE BASED ON
 COVID-19 RESTRICTIONS

MAY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
					15 Documents Committee Meeting 2:30 PM	16
10	11	12	13	14		
					22	23
17	18	19	20	21		
					29	30
24	25	26 Finance Committee Meeting – 4:00 PM	27	28		
31						