

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

**APRIL
2021**

Mission Hills Post

BOARD REPORT

By Eudora Partridge, President

Well, we made it to April in The Hills! I want to thank you all for being so supportive with the Clubhouse closure. I am happy to say that the it is now open and we are ready to have some fun. Although we are back to being active in Clubhouse, we must continue with CDC guidelines, which means please wear a mask, social distance, wash hands, and clean the area you used with supplies that have been made readily available.

The pool is open, and you can invite guests along with you. We are in the process of replacing the pool chaise lounges and chairs. The Booster Club, Dance Committee, and Board will be doing this project. However, there is a backlog, so we will not be able to do so until mid-June.

We are giving the north laundry a facelift. It will be clean and pretty when completed. We apologize for any inconvenience, but it was a project that needed to be done.

If you have large items to throw away, please bring them down to the dumpster. It's not the job of the guys who pick up the trash. You also have the option to call S&H U Call We Haul at 727-420-5490. Their information is in the Post. Thank you in advance for cooperating with this requirement.

I would like to thank all of the homeowners that have already paid their assessment. We started receiving them in December and have about 75% of them, which is great news. That being said, the four -month payment period ends on May 1st. Those accounts that remain unpaid will be sent to the attorney for collection and property liens. These monies are needed for roofs, Phase IV water pipes, and updating the pool equipment.

Stay healthy and safe, Mission Hills. We are all in this together and, with everyone's cooperation, we will get through this and stay a healthy happy community. ★

INSIDE THIS ISSUE

Mission Hills Directory	2
Finance Report / Neighborhood Watch	3
Documents / E-mail Blast / Seminars	4
Diamond in the Rough / Animal Issues	5
Booster Club / Ice Cream Social / Nancy's Breakfast	6
More Booster Club Events / Booster Club Meeting	7
MH Clothing Sale / Coin Sale	7
Birthdays / Anniversaries	8
Bon Appetite	9
Law of the Land	10
Physical Therapy Seminar / COVID Vaccine for Vets	11
Internet Funnies	12
Advertising	13-17
Calendar	18

POOL HOURS/RESTRICTIONS EASED

Pool is now open to visitors. Hours are 7 AM to Dusk. You are still required to wipe down according to previous guidelines. Thank you for your support during the challenging times of COVID-19.

MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Eudora Partridge * fpartri4972012@aol.com * 603-494-3887
Vice President: Kay Hunt * kayhunt55@yahoo.com * 810-845-6597
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: Debbie Higgins – 727-204-2286 * 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: (See the Calendar for event times)

Bingo: Marie Purcell – 727-791-1181 * Natalie Arndt – 724-681-6057

Blood Pressure: Marie Purcell – 727-791-1181

Booster Club: Ruth Ann Schulder – 727-643-9918 * Natalie Fouse Arndt – nat4343@yahoo.com

Bridge: Jane Karr – 727-204-0903

Breakfast: Booster Club (see above)

Crafters: Dorothy Blewis – 505-220-1542

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

Documents: Helen Strupczewski – 609-706-7214 * vetnerz2@gmail.com

Dominos: Fridays at 7:00 PM

Finance: To be determined

Neighborhood Watch: Susan Salesses – 727-754-8421

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

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

FROM THE POST COMMITTEE: Please submit articles and notices to the Post editor via e-mail as a Word or PowerPoint document attached to the following e-mail 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 team. Please send them to the e-mail listed above. **Please submit articles no later than the 20th of each month, and this is a firm deadline, meaning there is no grace period.** Editing of all articles is at the discretion of the Post Team.

SUBMIT EARLY...your cooperation is most appreciated!

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

FINANCIAL REPORT

By Regina Hickey, Treasurer

Now that the Clubhouse is reopened I hope everyone who wants to is using it responsibly.

Our finances remain stable. Since months sometimes overlap, our income for February was under budget and our expenses were over budget. However, as of February 28, 2021, we are under budget by \$23,733.

As always, if you have any questions, please feel free to contact me. ★



NEIGHBORHOOD WATCH

By Susan Salesses

It is hard to believe that we are already at the end of March! It has been a quiet winter with so many of our seasonal residents staying up north this year. To those of you who are here, I just want to say that you are awesome! Each week those of us on patrol are noticing more and more of you with your front lights on all night. We cannot begin to tell you what a difference this is making. There are some six-packs in the community that are still dark, and we hope they will soon join the others and get those lights on. Those of you leaving for the summer are encouraged to leave your lights on while you are gone for your protection. There are still dusk to dawn lights available for \$5. You may contact me at smags457@gmail.com or 727-754-8421, and I will be happy to deliver the bulb and help you install it if you need assistance.

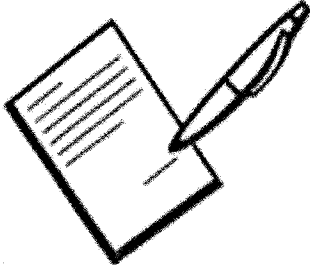
I would also like to give a shout out of thanks to our great Neighborhood Watch team that patrols the streets of Mission Hills. One person/couple ventures out each evening to be sure that all street and car port lights are working, to be sure that

parking rules are being followed and to look out for anyone of suspicion. Please give a big thank you to: Marcie Baker, Bobby Collett, Mary and Joanne Dunn, Bob and Pat Loretto, Barry Martin and M.A. Sinnhuber, Mike Philbin, Anne Richter, Peter and Susan Salesses, Maryann Sheehy, and Bob Stowell. We are in need of a few more people to assist with patrol, so if you are interested, please contact me at the email or phone mentioned here.

Wishing you all a fabulous spring!★



HAVE YOU HEARD THE NEWS?



Your Documents Committee has just reached its final goal! Yep, all the efforts, the homework, the research, and the drive of this committee have finally paid off.

After 5 years, we are happy and proud to say that our Mission Hills documents, our website, and all our Policy and Procedures are not only current, but they are posted for our residents to access! Just go to missionhillscondos.org and they are right there!!!

Through a combined effort with Debbie Higgins and Ameri-Tech IT, you are now able to research our finances, bids and quotes, and all the other good stuff that makes The Hills such a great place to live. You must be logged in to view most of these documents, which is an easy process that has been repeatedly discussed in the past.

No computer? No worries!! We have also created hard copy manuals that are located in our Mission Hills office. Now everyone in the Hills has full access to ALL our documents – YAY!!!

Because of this milestone, your Documents Committee is in the position to meet only after the Florida State Legislature passes new laws. They are currently in session and reviewing numerous house bills as we speak, but on July 1st of each year, new laws show up on the books. At that time, your Documents Committee will review those to determine which, if any, have a direct impact on our various documents.

Remember, though, just because we won't be meeting as frequently doesn't mean that our residents shouldn't reach out to us for assistance. We are here to help with any questions and/or concerns regarding our documents. Always feel free to contact us by reaching out to Helen at 609-706-7214 or via e-mail at vetnerz2@gmail.com.

E-MAIL BLAST

Submitted by Helen J. Strupczewski



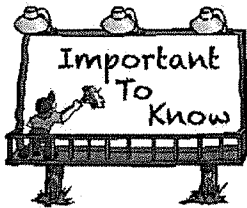
So, have you ever wondered how some people seem to know what's going on in the Hills? Simple! They are part of an E-mail Blast that gets sent out every so often. These e-mails contain updates of some community events, deadlines, reminders of meetings, seminars, etc.

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 I 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!!

SEMINAR TEAM

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



What a tough year, right? But guess what? Your Seminar Team has been successful in working around the obstacles by presenting a few really great seminars for all to enjoy!

We also have two "newbies" that we will be reaching out to for next seasons offerings, so stay tuned. As always, these seminar presentations are for ALL of our Mission Hills family. If you have any suggestions for what you'd like on next year's schedule, contact any one of us...we will be happy to hear from you!

Thanks go out to Joe Booth, Pat Loretto and yours truly for a job well done!!!

Helen – vetnerz2@gmail.com * Pat – ruby947@aol.com * Joe – jjbooth30@hotmail.com



Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Supervisor

Greetings!

I want to take a moment and update everyone on the dog that was rescued in Mission Hills last month. Several people have asked me what kind of dog it was. Most assumed it was probably a large breed. That's not the case. It was a little Yorkie, not much more than a puppy. Thank goodness the little guy caught a break and found a safe haven.

- ◆ When the office is closed, call Ameri-Tech. Do not seek a maintenance team member or a Board member to address your specific challenge. Please have respect for their time. It's not cool to call a team member after hours simply because they did work for you in the past. The same courtesy should also be extended to Board members who donate their time to serve our community.
- ◆ Our team has been short handed again for the past few weeks. A team member had emergency surgery, and he will know soon if he is coming back. In the mean time, if you know of anyone who is interested in a landscaping position that includes working 8 hours in a 120 degree heat index while walking 8 to 12 miles a day, please send them my way.
- ◆ The fall leaves have been picked up, and now we will finish clearing the leaves from the remainder of the roofs. After that, we will start trimming the 520 palm trees on the property.
- ◆ We've started wood replacement on the front and back of the units. We will not be installing the bottom board back once replaced by hardy board or if the bottom board is the only piece that is rotted and plywood is okay.
- ◆ When installing new windows, make sure to check the window seal all the way around for cracks or gaps, as it is an entry point for water and insects.
- ◆ Do not plant any trees or bushes in the common area of the court yards.
- ◆ In the front and back of your unit, do not put mulch above the bottom of the siding, and keep 12 inches away from the siding when planting.
- ◆ We still have residents throwing sanitary wipes down the sewer line. This needs to stop immediately!
- ◆ We also have residents throwing garbage in the recycling containers. Please don't do this!
- ◆ We have started the process of Phase IV hot water line replacement.
- ◆ When filling out a work order, make sure there is contact information. Also, when writing wood work orders, make sure to include whether it's the front, the back, or both.
- ◆ Reminder...when weeding your areas or raking leaves, make sure you put the bags alongside the garbage cans and NOT on the street.

~ If at first you don't succeed, then skydiving definitely isn't for you. ~

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
727-528-2600 Ext. 4 ★ Section 14-30

BOOSTER CLUB MISSION STATEMENT

Submitted by Ruth Schulder, Booster Club President

The purpose of the Booster Club (the Club) is to sponsor social and fundraising 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!

We are pleased to announce that the Booster Club, along with the Dance Club and the Board, are in the process of purchasing new chairs for the pool. Thank you, Eudora, for getting the quotes and doing the leg work. This is something the Booster Club voted on pre-pandemic.

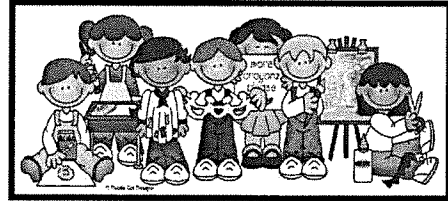
We are also pleased that the Board has reopened our Clubhouse. It has been a rough year for all. Let's all continue to be mindful of the importance of wearing masks and social distancing with the start up of our activities at Mission Hills.

We're having a general Booster Club Meeting before residents leave for the summer. I will be Wednesday, April 7th, at 6:30 PM in the Clubhouse. This will give us the opportunity to greet new residents and see old friends, and to discuss upcoming plans for future Booster Club Activities.

Please join in the fun for all April Booster Club Activities!

Health and Happiness to all!

See you in The Hills!



Booster Club Events

Nancy's Breakfast

When: Saturday, April 10th

Time: 8:00 - 9:00 AM

Where: Pickup or Delivery

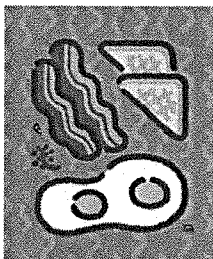
\$5 per person

For tickets, please contact:

Nancy Morris at 484-948-9059 or
Natalie Arndt at 724-681-6057
Brenda Ferguson at 330-671-7103

Deadline to purchase tickets is
Monday, April 5th

*Please honor this deadline, so we know
how much food to buy.*



Ice Cream Social

When: Saturday, April 24th – 3:00 PM

Where: Outside near the Pool

Try your Luck with 50/50!

**Test your knowledge with Trivia
by Pat Loretto**

Ice Cream and Toppings donated by
Terri Bolander

\$4 per person

For tickets in advance, please contact:

Natalie Arndt at 724-681-6057
Brenda Ferguson at 330-671-7103

You can also pay when you get there.
Bring your own bowl and spoon!

Ice Cream Socials are on the 3rd Saturday of each month.

BINGO IS BACK!

*Monday nights in
April at 6 PM in the
Clubhouse!*



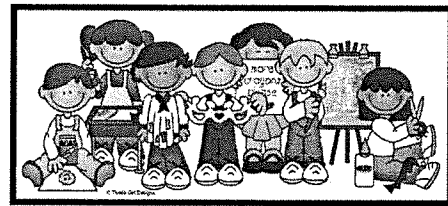
Disposable paper Bingo cards will be used, and bring your own dabbers. If you don't have a dabber, one can be purchased at the door for \$1.00

Booster Club Meeting

Date: Wednesday, April 7th

Time: 6:30 PM

Where: Clubhouse



Come meet new residents
and see old friends!

We will discuss plans for upcoming
Booster Club activities.

ON SALE NOW!!

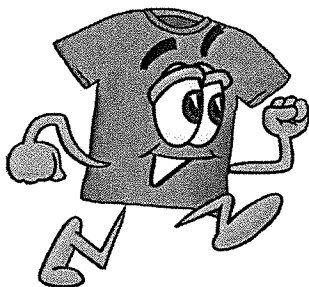
A Booster Club Project

You can be the proud owner of one (or two)
of our Mission Hills T-shirts and/or jackets!!

Prices vary depending on your selection(s).
There are many styles and colors...call for details!!

Purchase these cute and practical
Mission Hills fashion statements by contacting:

Mary Ann Sheehy (727-669-2016)
or Ruth Bradley (727-483-2156)



TO ALL RESIDENTS COIN SALE

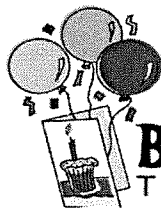
There is a coin shortage due to COVID-19. Therefore, we are going to reuse the quarters from our laundry facilities.

On the first and third Wednesday of each month from **12:30-1:30 PM**, quarters will be available for purchase at the office. Each roll is \$10. Please wear a mask and practice social distancing. Enter through the office door and exit through the pool door.

Any questions, please call the office at 727-797-6402.

The Board of Directors

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

Nancy Morris	1
Cindy Butler	1
Rosetta Nelson	5
Bill O'Connor	6
Julie Sweet	6
Kim Nixon	7
John Butler	8
Helen Maggaro	12
Arlene Hackett	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

ANNIVERSARIES

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



Mary Ellen Walsh

Submitted by Mary Ann Sheehy

Mary Ellen is in North Carolina. She fell and broke her hip and pelvis. For those who wish to, you can send cards to:

Mary Ellen Walsh
c/o Suzanne Pompili
403 Northwest Dr.
Davidson, NC 28036

BON APPETITE!

MELISSA'S CROCK POT ROAST

Submitted by Helen J. Strupczewski from Melissa's Kitchen

Here is a quick and easy recipe for you to try. Our daughter-in-law, Melissa, made it for us the last time we were in VA. So darned yummy!

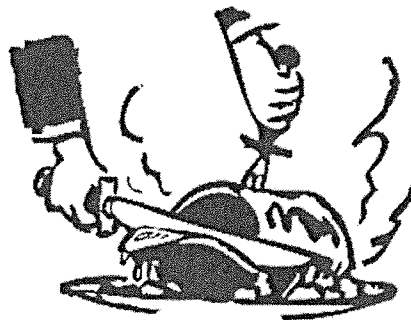
COOK TIME: 6-8 Hours

INGREDIENTS:

- 3-5 lb. London Broil (must be this cut of meat)
- 1 can Jellied Cranberry Sauce
- 1 packet of Dry Onion Soup

INSTRUCTIONS:

1. Place the London Broil in the bottom of your crock pot.
2. Add a small amount of water...about 1 cup.
3. Slice the jellied cranberry sauce and place on top of London Broil.
4. Sprinkle entire packet of dry onion soup.
5. Turn crock pot on to the highest setting.
6. Let it cook for 6-8 hours.



This is so delish! Serve it with steamed veggies, potatoes au gratin, crunchy bread, and you will be dining like a king! Enjoy!

We're still looking for any other "Chef Boy-R-Deez" in the Hills...send us your favorite recipe(s) to Helen at vetnerz2@gmail.com.

BON APPETITE!!!

LAW OF THE LAND

Submitted by the Mission Hills Documents Committee

MISSION HILLS CONDOMINIUM ASSOCIATION INSURANCE INFORMATION FOR CONDOMINIUM OWNERS

As a condominium owner, you should know what insurance is being provided by Mission Hills Condominium Association and what insurance you should secure on your own.

The Association Master Insurance Policy covers all the buildings within the complex. This building insurance includes coverage for the exterior and interior of all units except for the following:

- ◆ Floor coverings (carpet, tile, etc.)
- ◆ Wall coverings (paint, wallpaper, etc.)
- ◆ Ceiling coverings (paint, popcorn, texture)
- ◆ Built-in cabinets (kitchen cabinets, bathroom vanities)
- ◆ Built-in appliances (dishwasher, sink, disposal)
- ◆ Heating and air cooling equipment located within and on top of the unit (air-handling unit)
- ◆ Interior electrical fixtures

As a unit owner, you will need to obtain insurance on the above listed "real property" items and your personal property if you are concerned about possible losses of items in either category. Some examples of personal property are:

- ◆ Furniture
- ◆ Clothing
- ◆ Window treatments
- ◆ Appliances: refrigerators, ranges, washers and dryers

A "Condominium Unit-Owners" policy provides the coverage for the real and personal property that is your responsibility for insuring. In addition, the policy provides coverage for liability insurance, since you are responsible for incidents occurring in your unit, such as "loss of use" (additional living expenses if your unit is uninhabitable after an insured loss) and "loss assessments" (assessments by the Association for the insured losses that exceed the limits of the Association's insurance).



You can find this and other Policies and Procedures on the Mission Hills website. Just go to missionhillscondos.org to have all our documents right at your fingertips. Have fun surfing the web!

PHYSICAL THERAPY

Your New Best Friend!

(An evening hosted by your Mission Hills Seminar Team)

DATE: Thursday, April 22, 2021

TIME: 6:30 PM

PRESENTED BY: Jan Schorpion, PT/DPT – OPPT Physical Therapies
Clinic Manager

LOCATION: In our Clubhouse Hall with restrictions: No more than 30 residents.
Social distancing and masks are required.

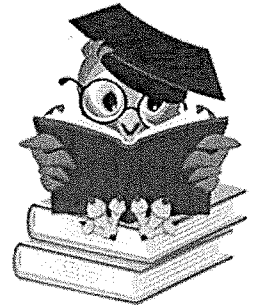
RSVP: Residents **MUST** sign up for this event. The **firm** cut-off date is April 15th. We ask that our residents honor the RSVP date.

PROGRAM: Sometimes, our injuries just won't go away on their own. That's where Physical Therapy comes in. Tonight, we will learn the importance of it and how it will help us heal quicker and correctly.

Lite refreshments will be served, as we learn about **all** the programs offered by OPPT.

Please be sure to sign up in plenty of time to be included!
The sign-up sheet is on the table outside the office.

If you have any questions, please feel free to reach out to any member of the Seminar Team: Joe Booth, Helen J. Strupczewski, Pat Loretto



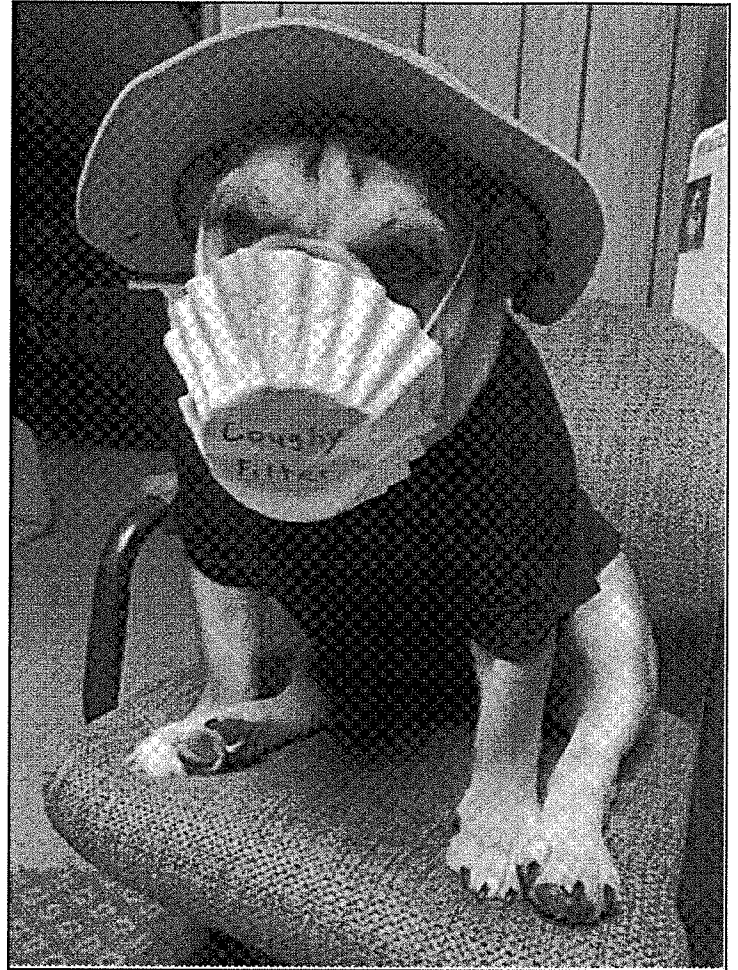
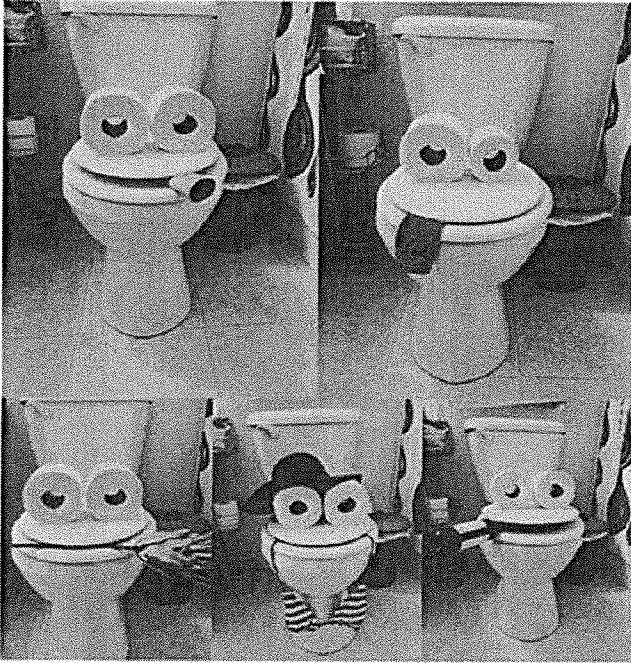
COVID Vaccine for Veterans

By Joe Booth

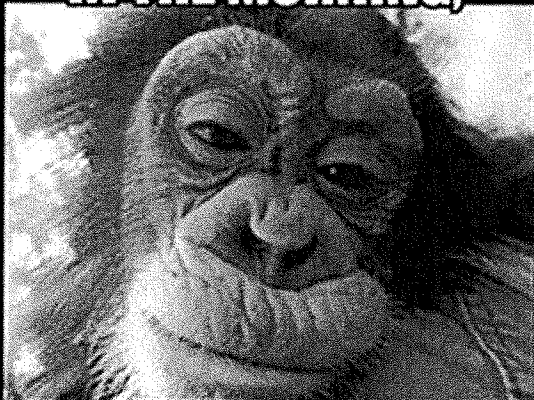
If you are a VA Healthcare enrollee, you are eligible for the COVID vaccine. To schedule an appointment, call the COVID Vaccine Call Center scheduling department at 727-295-2400 or 727-398-6661 ext. 12400.

INTERNET FUNNIES

Day 12 of Coronavirus quarantine... I found a new hobby "toilet paper art."



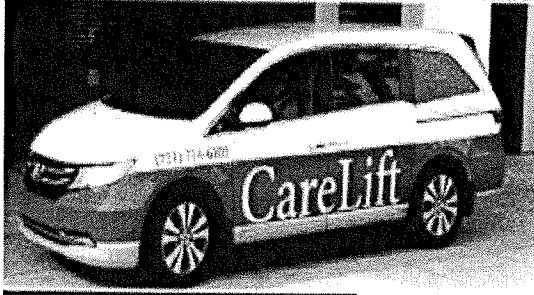
**DO YOU EVER GET UP
IN THE MORNING,**



**LOOK AT YOURSELF IN
THE MIRROR AND
THINK... "THAT CAN'T
BE ACCURATE."**

**GETTING OLDER IS
JUST ONE BODY PART
AFTER ANOTHER
SAYING, 'HA HA, YOU
THINK THAT'S BAD?
WATCH THIS.'**

Need a Lift? CareLift Can Deliver.



FREE RIDES TO BAYCARE, MEASE AND MORTON PLANT

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.

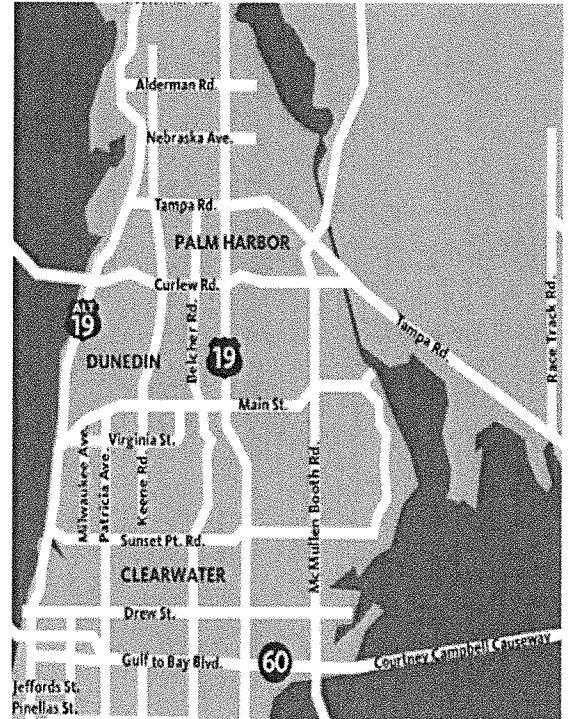
Riders must be able to get in and out of the van without assistance.

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, 9 AM – 3 PM. Riders must live within the boundaries of the map.



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Mission Hills references provided upon request.

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Stephanie Sadler

Licensed Real Estate Agent

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Clearwater, Florida 33763
Office: (727) 726-8000 x 315
Cell/Text: (727) 776-0246
Fax: (727) 258-4692



LOOKING TO BUY, SELL OR LEASE?

I am here to help! With professional expertise and experience, I will guide you through the entire process and get results. I will take care of the details, so you don't have to. I am ready to negotiate the best deals, determine the optimal selling price, and provide you with all the necessary facts you need to make an informed decision.

Specializing in Residential Sales & Leasing!

Experienced in Mission Hills Real Estate

Call for a FREE Market Analysis!

727-776-0246



**YOUR KEY TO
COMFORT SINCE 1958**

2198 Calumet Street * Clearwater, FL 33765

Phone: **727-442-6158**

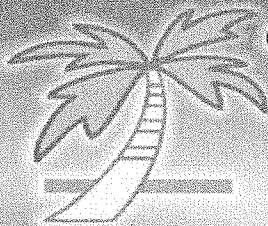
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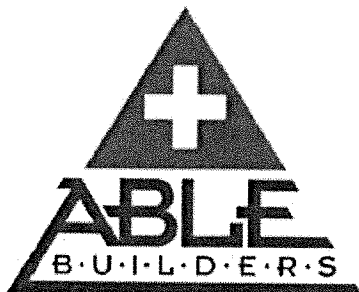
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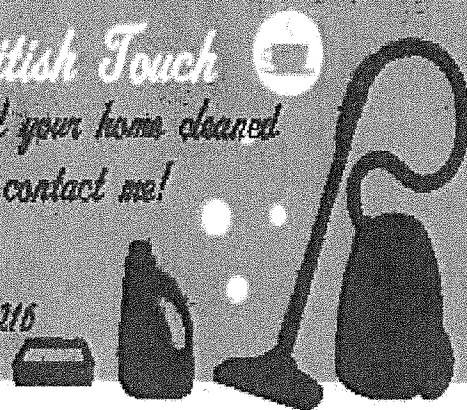
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Pick up used clothing, bedding to help the homeless at Focus Hope (Tent City). These items we pick up for free. Used furniture for St. Vincent DePaul.

Small fee of \$10 for recycle and furniture.

Cookies also appreciated

Mike Spooner: 727-213-7666
Kathy Spooner: 727-639-3481

The Clubhouse is open! We are still requiring masks and social distancing.



April 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Bingo – 6 PM Clubhouse	6	7 Coin Sale - Office 12:30 - 1:30 PM Booster Club Meeting 6:30 PM	8	9	10 Nancy's Breakfast 8:00 - 9:00 AM Pickup or Delivery
11	12 Bingo – 6 PM Clubhouse	13	14	15	16	17
18	19 Bingo – 6 PM Clubhouse	20	21 Coin Sale - Office 12:30 - 1:30 PM BOD Meeting 1:30 PM - On Zoom and at Ameri-Tech	22 OP Physical Therapy Seminar - 6:30 PM Clubhouse	23	24 Ice Cream Social 3:00 PM - Near the Pool
25	26 Bingo – 6 PM Clubhouse	27	28	29	30	