

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

**AUGUST
2021**

Mission Hills Post

BOARD REPORT

By Eudora Partridge, President

August is here with lots of rain and Hurricanes Seasons. We have been lucky so far with limited damage. John and his hard working team get things back to normal quickly. We are thankful that we have a great hard working maintenance team that can take care of so many different areas of our property.

The pool equipment update is coming along nicely. New equipment is being installed to make things run more efficiently, and to bring it up to code with the City of Clearwater.

New pool furniture is in and waiting for John to let me know when I can have Leaders deliver and set up, so stayed tuned. When the new furniture is in, please ensure that you keep the chairs and lounges covered with your towels, so they last longer.

We have some new signs being made. Please make sure to follow the rules in the pool area. Thanks in advance for your cooperation.

The Board is also discussing the possibility of lighting the pool area for night swimming.

We have another area where we have trees that are interfering with our electrical wiring. Hopefully, we can get this taken care of soon. John is hard at work on this project. He is also waiting on materials for the roof that we need to get replaced.

*Stay healthy and safe,
Mission Hills. ★*



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Keep Your Porch Lights On!

This has been noted in the *Neighborhood Watch* articles by Susan Salesses for months now, and yet people are still not turning on their porch lights at night. If you need a dusk to dawn bulb, you can get one from Susan for just \$5. Please contact her at 727-754-8421 and she will get one to you. *Please keep your porch lights on at night for the safety of our community! Thank you!! ~ The Board of Directors ★*

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:** 727-797-1822

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: Ruth Schulder – 727-643-9918 * Natalie Arndt – 724-681-6057

Blood Pressure: Marie Purcell – 727-791-1181

Booster Club President: Ruth Schulder – 727-643-9918

Breakfasts: Nancy Morris – 727-240-1716

Bridge: Jane Karr – 727-204-0903

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: Joanne Dunn – See calendar for schedule

Finance Team: Being reformed...*see the recruitment article on Page 5*

Neighborhood Watch: Susan Salesses – 727-754-8421

Purple Passion Red Hats: Mary Ann Sheehy – 727-669-2016 * 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

ATTENTION! ATTENTION! ATTENTION!

In case you are not aware, our little piece of Paradise called Mission Hills will be 50 years old in November. That means that our condos, pool, electric wiring, water pipes, hot water tanks, and our trees are all 50 years old. Of course, some of our trees are even older, and these beautiful trees are also causing problems. Over the past 50 years, they have been growing and their roots have managed to extend themselves and wrap around our water pipes and electrical wires.

Two years ago, we had to replace the piping in Phase V. Last year, we had two areas where we had to replace the electrical wiring

to some of our condos. This year we had to replace the piping in Phase IV. Within the last couple of months, we have had to replace electrical wiring in two sections that were affected by tree roots causing a power outage.

All this is very expensive, since we must have trees removed, install new wiring, and have it all inspected. That being said, we are still financially stable, and as of June 30, 2021, we are under budget by \$87,000. However, as I mentioned before, this is due to prepaid fees and our assessment.

If you have any questions about our finances, please feel free to contact me. ★



NEIGHBORHOOD WATCH

By Susan Salesses

Well, here we are in the heat of summer! Many of us tend to be indoors a bit more than usual, and there are fewer of us here in the Hills. So, I do ask you to be alert and to keep your eyes out for suspicious strangers. It was reported a few weeks ago that a young adult was wondering our grounds after midnight. When he realized he was being followed by someone in a car, he took off. Therefore, remember to keep your cars and front doors locked, and especially, *keep those front lights on*. People cannot sneak around if they can be seen by the lights.

Speaking of lights, thank you to everyone who has purchased the dusk to dawn lights. They really make a big difference. More lights will be available soon. Please contact me then if you need one.

Last, but not least, many thanks to our Neighborhood Watch Team that takes the time to patrol Mission Hills. One member of the team patrols each night. We cannot do this in the wee hours of the night, so if you see anything suspicious, please take the time to report it.

Emergency is 911
Non-Emergency is 727-562-4242.

Together we can all make a difference!



DOCUMENTS COMMITTEE NEWS FLASH!



The new laws regarding Florida Statute 718 for 2021 are now available for review. Your Documents Committee is in the process of going over these new laws line-by-line to determine the impact, if any, on our Mission Hills Documents.

Another thing that has come about is that our legal team has approved the proposed amendments from October of 2019. Due to COVID-19, there has been quite a delay in having these approved...patience is a virtue, folks! The next step in the process is to introduce our residents to them as part of the Committee's educational goals. We hope to schedule a meeting in the near future for this purpose.

The proposed amendments must be approved by the membership, which takes place along with election of our Board of Directors as part of the annual meeting in March 2022.

Your Documents Committee is back to its regular meeting schedule. We meet on the third Friday of each month at 11 AM in the front room of our Clubhouse. As in the past, we welcome our residents to attend our meetings to be exposed to the process required to amend our Mission Hills Documents. After we complete our business and adjourn our meeting, we welcome those in attendance to a Q&A on the Documents *only*.

In the event that a resident wishes the committee to review any part(s) of our documents for possible amending, please send your request in writing via e-mail. Be sure to sign your request and provide us with your contact information, so we can reach out if we have questions. Any request we receive that does not contain the resident's name and contact information will not be addressed by the Committee.

We are open for additional members on this extremely interesting committee. If you feel that this would be a good fit for you, e-mail your "letter of intent" to us. Please include any experience you may have in this field. The Documents Committee will review your letter and advise you of an interview date.

Always feel free to contact us by reaching out to Helen – 609-706-7214

Email: 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



Some may know that the Hills has a Seminar Team here. We have been in existence for two years, and now with our Clubhouse open again, we are so excited to let you know this:

THURSDAY IS SEMINAR DAY!!

Yep! We will be sponsoring seminars during the days or evenings, depending on the availability of our various presenters. AND refreshments will be served...WIN/WIN!! Keep your eyes on the Post for these very informative seminars that will have an impact on all of us.

STAY TUNED FOR FUTURE POSTINGS!!

The Finance Team is Re-forming!

Our Finance Team has been on hiatus for some time now, and we're looking for some experienced residents who would be interested in joining this important team. We need individuals with budget experience and a basic understanding of income and expense statements. We cannot train you for this; you must already have the experience.

If you are interested, simply drop off at the office your letter of intent and finance experience, along with your contact information, in a sealed envelope labeled, "Finance Team," or e-mail it to Regina Hickey at reginahickey287@yahoo.com. You will receive a notice of an interview date for consideration to become a member of this vital group for Mission Hills. We are looking forward to hearing from you soon!!



Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Supervisor

Greetings!

We are good on Gatorade for now, thank you all very much!

Shout out to Chad who celebrated a birthday last month!

Mission Hills was featured on the local news due to Hurricane Elsa. The crew was on property while we were cleaning up a fallen tree. I want to say how proud I am of our Maintenance Team for stepping up to the plate once again and getting the job done. I also want to thank the community for their part in helping out.

The pool upgrade has started, and our goal is to have it up and running by Labor Day. Our permitting and engineering study is in process for night swimming. This is needed to determine the total cost for this undertaking.

We are having challenges with electrical lines breaking in the ground due to tree roots. When this happens, it is up to the Maintenance Team to remove the trees and clear a clean path to the electrical substations throughout the community. With that in mind, these tree removals are our top priority.

New Patios: No matter the size of the job or the amount of work being done, make sure the people doing the job are looking ahead when completing the task. We are having challenges with water standing still because patios are not pitched properly.

Sidewalks: Keep in mind that cracks get to the root cause. We are not going to pour cement over tree roots and create the same problem all over again.

New Roofs/New Downspouts: Water is now coming off the roofs instead of laying on top. Also, the HVAC from your unit is now piped to the downspout and not laying on the roof as it was before. Therefore, you have water coming out of the downspout when it is not raining. Once again, keep in mind that this is a 50 year old community, and the landscaping has changed significantly.

Cutting Lawns/Weed Whacking/Edging/Blowing: There is a process to these jobs. Some of our residents have blowers and use them to keep their area clean. We weed whack, edge the property, and blow away the debris first thing in the morning when the heat index is much lower. Our guys walk as much as 12 miles a day to complete this job.

Safety: Please take a minute to locate the fire extinguishers in your area.

~ If you think you are too small to be effective, you have never been in the dark with a mosquito. ~

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!

Bingo is back on Monday nights at 7 PM. Shout out to Jean and Tom, Bob, Kate, Dave and Lacey for bringing refreshments. The payoffs are bigger than ever; our cover all is typically over \$100. Thanks to Dave and Lacy...Dave for calling Bingo and Lacey for choosing the games we play. Come down and try your luck at Bingo and with our 50/50. Thanks to Natalie for preparing the Bingo cards each week.

We will continue to have our monthly ice cream social on the third Saturday of each month throughout the summer this year. This month, Jo Ann Dunn called trivia in Pat's absence. Great job, JoAnn! All are welcome to take a chance at 50/50, play trivia for prizes, while enjoying ice cream with all the toppings on Saturday, August 21th, at 3 PM at the Clubhouse.

Thanks to Marie for organizing and planning the July 4th Pot Luck. Residents are still talking about the great food and great company. Marie is planning a Pot Luck again on

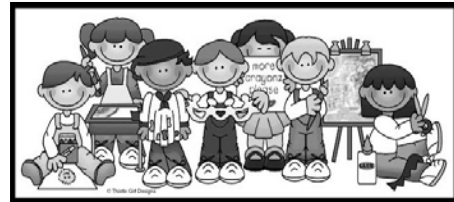
Sunday, August 8th, at 2 PM. Bring your favorite dish, and come on down for some great food and socializing with our neighbors!

M.A. and Barry are planning to start Daytime Movies for those residents that are looking for something to do during the day. This activity is still in the planning stage, so keep a look out for signs announcing the start of Daytime Movies.

Finally, a shout out goes to Jean for taking great pictures at the Pot Luck, and for posting the pictures on the bulletin board in the Clubhouse.

If anyone has ideas for additional activities for the month of September, please email me at sruth1947@aol.com. Continue to enjoy your summer and stay safe.

**Health and Happiness to all!
See you in The Hills!**



Booster Club Events

Ice Cream Social

When: Saturday, August 21st – 3:00 PM
Where: Clubhouse Hall

Try your luck with 50/50!

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

\$4 per person

All tickets are sold at the gate.
Bring your own bowl and spoon!

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



Marie's Pot Luck

When: Sunday, August 8th – 2 PM
Where: Clubhouse Hall

Bring your Favorite Dish!

Try your luck at 50/50



DOMINOES IS BACK!

**Friday nights at
7 PM in the
Clubhouse!**



Can Tabs for Ronald McDonald House

Submitted by Melody Walsh

Please save your soda and other can tabs and deposit them in the PINK bin located in Clubhouse lobby. They will be taken to the Ronald McDonald House to be used for their needs to make the family's stay easier and more comfortable.

They greatly appreciate any help that we can provide.



Card Players Wanted

Can you play *Euchre*?
Are you available on **Tuesday
nights?**

Please join us for a few hours of fun
and friendship.

Call:

Ruth Bradley – 727-483-2156

Pat Loretto – 727-797-8590

We sanitize our hands, the tables, and the cards.
You can wear a mask if you choose.



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

BON APPETITE!

APPLE CINNAMON ROLL DANISH

A Facebook Recipe submitted by Helen J. Strupczewski

COOK TIME: 45 Minutes

INGREDIENTS:

- 2 cans Pillsbury Cinnamon Rolls, quartered
- 1 can Apple Pie Filling
- ½ cup Walnuts or Pecans, chopped



INSTRUCTIONS:

1. Mix all ingredients in a bowl.
2. Pour mixture into a 9x13" baking dish.
3. Bake at 350° for 45 minutes.
4. Drizzle with the Pillsbury Cinnamon Roll Icing when it comes out of the oven.
5. Let cool for about 10 minutes before cutting and serving.

This easy and amazing disk is a hit for breakfast buffets everywhere. Enjoy!

If any Hillers would just love to share recipes, this is the place to do it. Just e-mail Helen at vetnerz2@gmail.com, and she will take care of the rest!

BON APPETITE!!!

Temporary Pool Closure

As you are aware, the pool is closed for the required upgrades and to bring the equipment up to code. It will take 6-8 weeks to complete this project. We are shooting for a Labor Day opening or sooner. Please be patient with the process. We can't update the equipment without closing the pool. ~ **The Board of Directors** ★

LAW OF THE LAND

Submitted by the Mission Hills Documents Committee

MISSION HILLS CONDOMINIUM ASSOCIATION Garden/Flower Bed Planting Guidelines

1. All landscaping outside the buildings – front, rear, and along carports – are part of the common elements. However, homeowners and residents are welcome to do their own landscaping in front and back of their respective units, and along carports, within certain criteria.
2. Depth of the flower beds is not to extend more than twelve inches (12”) beyond the stucco wings, or to sidewalks in front of units.
3. Plants shall not be within six inches (6”) of sprinkler heads, water pipes, cables or waste line access caps.
4. No growth is to extend over walkways or entrances.
5. All plants shall be maintained at a distance no less than twelve inches (12”) from any part of the building. The improved air flow aids in preventing wood rot on the siding.
6. All plants shall be maintained at a height of no more than the windowsill level. A similar height shall be carried over to carport bed plants.
7. Dirt and mulch level of the beds must be maintained at least three inches (3”) below any of the wood siding to help decrease termite issues.
8. No trees or tree-like shrubs are permitted in beds abutting the buildings. Roots on these types of plants are large and widespread and can cause sever damage to the slab and building structure, as well as pipelines and other utility supply lines.
9. Owners who elect to do this landscaping or have acquired a unit with personal landscaping by a previous resident, are required to keep the area trimmed, clear of overgrowth and neat in appearance. Such care is required year-round.
10. In the event of ongoing negligence, the MHCA will step in to bring the landscaping components back into compliance at owner’s expense.
11. When repair or replacement of a utility lateral is required, and a homeowner-installed patio or landscaping is disturbed in the process, repairs and replacement of the patio or landscaping are at the owner’s expense.
12. Residents may not plant any trees unless the Board grants permission upon written request submitted to the Board prior to any planting.
13. Gardening debris is to be bagged and placed next to the green trash cans.

Your gardening efforts in the front and/or rear areas of your unit, or the carport, that enhance the appearance of Mission Hills grounds is much appreciated. ★



You can find this and other Policies and Procedures on the Mission Hills website.

Go to missionhillscondos.org to have all our documents right at your fingertips. Have fun surfing the web!

WANT HELP TO CHEER UP YOUR HOME?



Submitted by Kathy Lipke

I am offering help to my neighbors in Mission Hills. IT'S FREE!

Are you desiring a change in your condo but have no idea what that change may be or how to do it? I would love to help you with organizing, decorating, decluttering, cleaning up a flower bed, etc.

I am not a professional organizer or interior designer. I simply enjoy it, and I enjoy helping others. If you're interested in suggestions and/or assistance in doing a project, I would love to meet with you to see if I can help. Please text or leave a voicemail at 727-409-5637.

Note: *I often don't answer calls from numbers I don't recognize, so please leave a voicemail. ★*

Church and Community Outreach Food Pantry

Submitted by Kathy Lipke

In the Tampa Bay area, there are over 700,000 people that go without consistent, easy access to nutritionally adequate food. Over 250,000 of these individuals are children. Calvary Church partners with Church and Community Outreach to operate a Food Pantry at Calvary's Clearwater campus to serve individuals and families in Pinellas County.

The Church and Community Outreach Center is located at 200 S. McMullen Booth Road in Clearwater. The phone number is (727) 351-5176.

Hours of Operation

Food Distribution

Every Wednesday
8:30 – 10:30 AM Only

Donations Accepted

Tuesday through Friday
10:30 AM – 12:00 PM

Ladies Lunch Bunch

When: Tuesday, August 3rd at 1:00 PM

Where: Ford's Garage

For reservations, please contact Jean Curtis at 727-791-1942



*You're
Invited!*



Presents

Lunch and Learn Insurance Event

Please join us for this *free* event with Mission Hills' new Insurance Agency. Come learn what your condo association is responsible for replacing vs. what each homeowner is responsible for replacing in the event of a loss.

Lunch from Publix will be provided as part of this event.

When: *Wednesday, August 25th, from 11:30 AM to 1:00 PM*

Where: *Mission Hills Clubhouse Hall*

We are giving away TWO Publix Gift Cards!

****** Please RSVP by August 23rd ******

The sign-up sheet is located on the table outside the Mission Hills Office.

Although this is *not* a sales seminar, there will be a sign-up sheet for anyone who would like have GFI review their homeowner policy. This is an educational program that is meant to provide guidance for condo community residents. This knowledge better prepares you in the event of a loss.

Monthly Men's Breakfast **Saturday, August 14th at 8:30 AM**



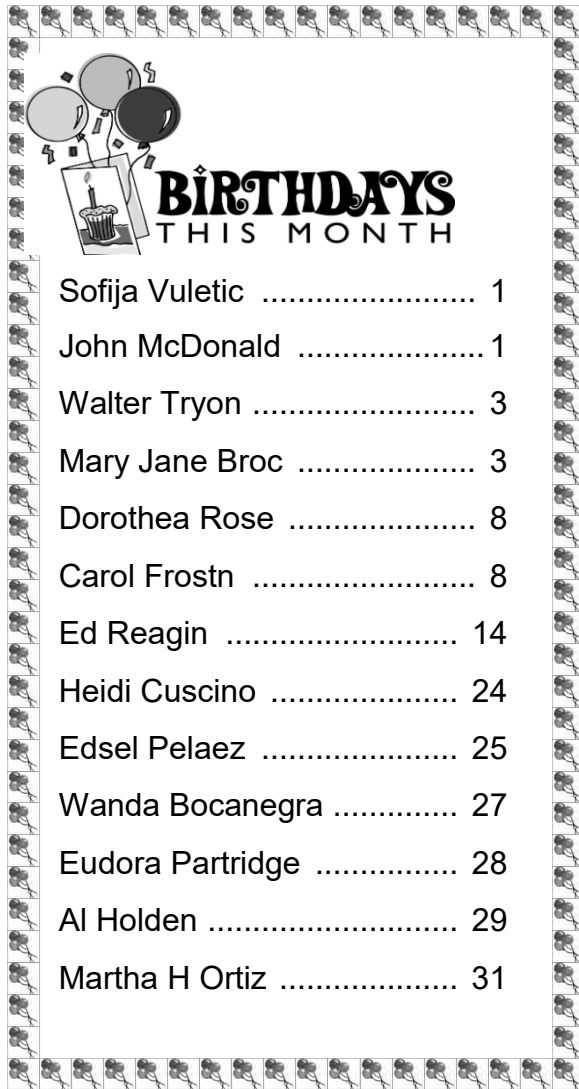

768 N Belcher Rd

(Left on SR 590 to Belcher, turn right and then an immediate left into the small shopping center)

Please RSVP by Noon Friday August 13th
to Barry at 727-240-0301

If you want a ride, let Barry know.

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!

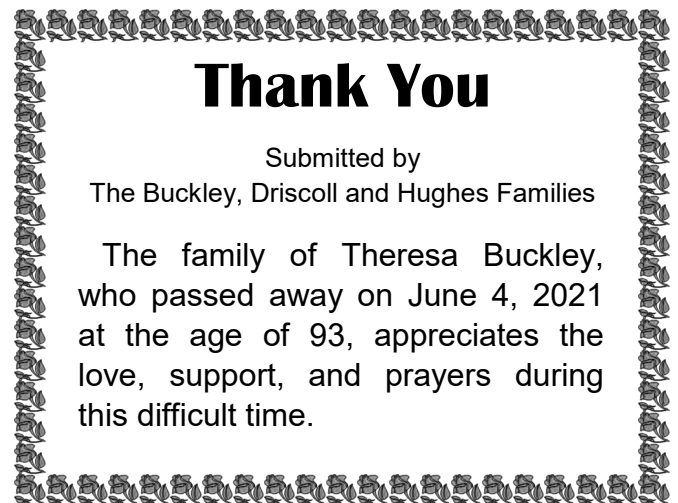



Sofija Vuletic	1
John McDonald	1
Walter Tryon	3
Mary Jane Broc	3
Dorothea Rose	8
Carol Frostn	8
Ed Reagin	14
Heidi Cuscino	24
Edsel Pelaez	25
Wanda Bocanegra	27
Eudora Partridge	28
Al Holden	29
Martha H Ortiz	31



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Ed & Joanne Reagin	14
Larry & Kathie Amos	19
Stephen & Mary Lundy	24
Robert & Heidi Cuscino	27
Michael Vorel & Angela Chuo	29
Gerb & Carole Korthuis	31

Thank You

Submitted by
The Buckley, Driscoll and Hughes Families

The family of Theresa Buckley, who passed away on June 4, 2021 at the age of 93, appreciates the love, support, and prayers during this difficult time.

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 Plan Hospital Campus



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

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- ◆ Mission Hills Resident
- ◆ Excellent References



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Mission Hills Condominium Association

August 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 7:00 PM - Bingo Clubhouse	3 Ladies Lunch Bunch Ford's Garage - 1 PM	4 12:30-1:30 PM Coin Sale - Office	5	6 7:00 PM - Dominoes Clubhouse	7
8 Marie's Pot Luck 2 PM - Clubhouse 	9 7:00 PM - Bingo Clubhouse	10	11	12	13 7:00 PM - Dominoes Clubhouse	14
15	16 7:00 PM - Bingo Clubhouse	17	18 12:30-1:30 PM Coin Sale - Office 1:30 PM - Board Mtg Ameri-Tech Office and on Zoom	19	20 Documents Committee Meeting - 11 AM 7:00 PM - Dominoes Clubhouse	21 3:00 PM Ice Cream Social Clubhouse
22	23 7:00 PM - Bingo Clubhouse	24	25	26	27 7:00 PM - Dominoes Clubhouse	28
29	30 7:00 PM - Bingo Clubhouse	31				



SUMMER

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