

MISSION HILLS POST

BOARD REPORT by Eudora Partridge

Welcome to February, the sweetheart month. I would like to thank the Booster Club President, Vicki, and her team, for all they do to keep up with the activities that the residents have come to enjoy.

I would like the community to know that three of our great residents here in Mission Hills have had some medical problems and will no longer be working for us. It is with a very heavy heart that I am telling you this. Marie P. has contributed so much over the years to this community and is such a great lady. John and Lynn were our clubhouse cleaners for many years and they did a wonderful job. We thank them for all they have done and I ask that you keep them in your thoughts and prayers.

Our annual election is coming up on March 7, 2023. A Candidate Meet and GREET meeting is scheduled for February 9th at 6:00PM at the clubhouse. We hope all residents can join us to meet the candidates that will be on this year's ballot.

We would like to let the community know what has been accomplished in the three years that the present board has been in office:

- *Free internet
- *New water pipes in Phase 4
- *Replaced 27 building roofs
- *Replaced 43 carports
- *Replaced the clubhouse roofs
- *New AC in the clubhouse
- *Renovated the pool bathrooms
- *New pool chairs, lounges, and side tables
- *New pool filtration
- *New heat pumps for the pool
- *Renovation of the north laundry

These are some of the projects that we have accomplished over the past three years that we have held office. Our job on the Board is to keep property values high, maintain infrastructure, and make sound financial decisions.

We hope that you will continue to support and trust us as we head toward the March election.

Stay healthy and safe, Mission Hills!

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MISSION HILLS DIRECTORY

BOARD OF DIRECTORS: (Please note all new e-mail addresses!)

President: Eudora Partridge * eud2021mhc@outlook.com * 603-494-3887
Vice President: Kay Hunt * mhcadirector.vp@outlook.com * 810-845-6597
Treasurer: Regina Hickey * mhcadirector.treasurer@outlook.com * 412-600-0802
Secretary: Debbie Higgins * mhcadirector.secretary@outlook.com * 727-204-2286
Member-at-Large: Art House * mhatlarge.board@outlook.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: Susan Huntley * 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: Kay Hunt – 810-845-6597

Booster Club President: Vicki Loper – 610-248-1158

Bridge: Jane Karr – 727-204-0903

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

Dominos: Joanne Dunn – See calendar for schedule

Finance Team: Regina Hickey – 412-600-0802 * mhcadirector.treasurer@outlook.com

Neighborhood Watch: Susan Salesses – 727-754-8421

Post : Susan Huntley—727-797-6402 * missionhillspost@gmail.com

Purple Passion Red Hats: Mary Ann Sheehy – 727-669-2016 * Helen Strupczewski – 609-706-7214

Travel Group: Barbara Ehrlich – 727-797-4826 * Jean Curtis – 727-791-1942

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.** Editing of all articles is at the discretion of the Post Team.

SUBMIT EARLY...your cooperation is most appreciated!

Post Coordinator: Susan Huntley

FINANCIAL REPORT

By Regina Hickey

December finances are as follows:

Income \$331,942

Expenses \$401,087

Overbudget (\$69,145)

YTD Overbudget (\$22,763)

These figures include collection and transfer of assessment funds and the deposit for the 2023 insurance policies.

Explanation of insurance premium payments:

The board secretary presented a refund check for our insurance, which she received January 13, 2023 and chose not to give to Ameritech or notify the board until the January 18, 2023 Board meeting.

After reviewing the issue this is how this occurred.

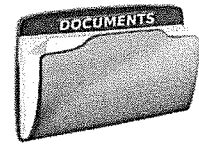
Our accountant at Ameri-Tech, for whatever reason, did not receive a copy of the finance agreement showing we owed 10 payments.. Therefore, regular monthly payments were made as shown on the 2022 Budget. Our February 2022 payment was late because Ameri-Tech did not receive an invoice from First Insurance on time. Our accountant asked that our payments be automatically withdrawn so this would not happen again, but for some reason First Insurance would not accommodate this request. If First Insurance had done this, the automatic withdrawal payments would have ceased in October.

Apparently First Insurance sent a refund check dated November 17, 2022, but it was never received. If we had received this check, or First Insurance had emailed Ameri-Tech, we would have known our insurance was paid in full and not sent the December payment. We now have the December check in hand and are waiting for a replacement of the November check. Since the check we received had no address on it, perhaps that is why we never got the November check. Why First Insurance gave a check for Mission Hills to Great Florida Insurance, who in turn gave it to our board secretary is not clear. Since Mission Hills/Ameri-Tech paid the finance premium to First Insurance, then the return checks should have gone to Mission Hills/Ameri-Tech. That is the proper way to conduct business.

We cannot correct 2022, but the blessing is that we will have \$44,719 to cover the shortfall of \$40,781 for our 2023 insurance premiums.

Any questions, please contact me: mchadirector.treasurer@outlook.com
or 412-600-0802

DOCUMENTS COMMITTEE NEWS FLASH!!



A primary responsibility of your Mission Hills Documents Committee is the continuing education of all of our residents as we plow through our By-Laws, Declaration, the Statute 718, and all the various other laws and rules which govern condo living in the state of Florida.

In order to assist with this mission, we have scheduled two Informational Seminars ... one on January 19, 2023 which was well received with our 2nd one scheduled for February 16, 2023 at 6PM.

Included in these Informational Seminars will be detailed discussions in regards to proxies. We will offer specific definitions about proxy, votes, and the like. We will also discuss the now 5 proposed amendments, 2 of which have been pending resident votes since 2019.

As of this moment, your Documents Committee is preparing packets of information that will be ready in time for the seminar. Included will be a "Frequently Asked Questions" sheet. As always, your Documents Committee will hold a Q&A after these discussions, so please feel free to write down what you want to ask us on the pages of your packets.

Your Documents Committee holds regular meetings on the 3rd Friday of every month at 11AM unless otherwise noted. We invite our residents to attend these meeting so that you might get an understanding of the challenges we face in the creation of proposed amendments to keep our documents in compliance with the State Statue 718. The Documents Committee just recently receive a nice compliment ... since our inception is 2017, we were advised that, due to our diligence, we have saved Mission Hills close to \$15K -- CHALLENGE ACCEPTED!!

Remember that the committee is active year round and we are available to assist you. Just drop us a line at vetnerz2@gmail.com .. we can take it from there

One more thing ... if any of our residents are interested in participating as a member of the Documents Committee, please feel free to reach out to us .. thanks and see you in the Hills!!!!

EMAIL BLAST

Submitted by Helen J. Strupczewski



The primary purpose of the Email Blast is to keep our Mission Hills folks informed about the various activities we hold here ... Booster Club, meetings, etc.

This is a pretty valuable tool for communications that gets used frequently since it has always been so difficult to have efficient communications in a community this size. Not everybody goes to the pool or to the clubhouse, so we've found that this is a suitable (though not perfect) addition to our toolbox.

Having said this, if you are new (or more "seasoned") to Mission Hills, just drop me a line at: vetnerz2@gmail.com ... I will gladly add you to the mailing list!

See you in the Hills!!!

Neighborhood Watch Reminders –



We hope that 2023 has gotten off to a great start for you and your families. This month we are going to offer a few more safety tips, thanks to Genesis Security.

Get to know your neighbors. As busy as life makes us, it is important to get to know your neighbors so you all can work together to make sure everyone is keeping an eye out for what is happening around your condo for everyone's safety.

Be aware of suspicious behavior. Notify the police at 727-562-4242 if you notice anything suspicious. If it is an emergency situation, dial 911.

Always lock up. It is important to lock your condos, cars and bikes. Also, when you go away, be sure to bring in items of value.

Use your peephole. Even if you are expecting someone over, it doesn't hurt to take a peek at who is at your door before opening it. If you don't have a peephole, it may be a good idea to have one installed for your safety.

Make sure lights are replaced. Members of the Neighborhood Watch Team look for carport and streetlights that are burned out. The outages are then reported. As a courtesy to your neighbors, it is very important that you leave your front porch lights on all night. People coming and going from the carports need you to have your light on for their safety. LED dusk to dawn lights (and adapters if you need one) are available for just \$5.00 and cost pennies a month to use. Most people don't even notice a difference in their electric bill. Lighting is a way to help in the prevention of crime and increase the safety in and around the condo areas.

Have a fabulous February!

Susan Salesses, Neighborhood Watch Coordinator

Did you know that . . .

. . . all vehicles parked in Mission Hills must have up to date registrations and stickers? Members of the Neighborhood Watch Team periodically check all the cars in the carports to be sure that the registrations are up to date. Is yours?

. . . all entrance doors into each condo should be made of wood or other material acceptable to local building codes and that each door must be painted in accordance with the current color scheme of Mission Hills Condominiums? If you are installing a new door, be sure to follow our guidelines.

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. Then just leave the switch in the on position, and your light will come on automatically. Please contact Susan 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 MHCA Board of Directors ★*

Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Supervisor

Our thoughts and prayers go out to John and Lynn in their retirement. They have been a valuable part of our maintenance team for a number of years. It's been an honor for those of us who have worked with you. Knowing you both has enriched all of our lives. God Speed.....

Apparently our beautiful pool doesn't like the cold weather either! The pool will be closed for 7 to 10 days as parts need to be ordered for the heaters. Thankfully those parts are under warranty.

Our newly planted fox tail palms are self-cleaning. Please do not tear off the fronds. They have to fall off on their own.

When parking on the street be sure you are not on the grass. When we edge and mow this is an obstacle.

We have power washed the front and back of the units where needed.

Please check your toilets and faucets for water loss and address accordingly.

PVC on irrigation has gone up 45% in the last week. Also, Right Flo and FIS have closed their local branches.

We had 3 pumps for our water heaters go in the last month. Thankfully all were under warranty.

We have given the outside of our clubhouse a fresh coat of paint.

SAFETY: With the uptick in traffic and people, please be aware of your surroundings. Also.....an important reminder.....no residents are allowed on our roofs. You are putting the community in a very serious situation by ignoring this.

We have started on our carport repair. Keep in mind the downspouts will take time for new installation.

We have continued to address the leveling of sidewalks throughout the community and our never ending challenge of leaves and now acorns on our roofs.

Our electrical challenges on Feather Drive with Duke Energy are still on going. Thank you to our residents in that area for their continued patience. Hopefully the end is near.

"Few of us are as good as we think we are; None of us are as good as we can be"



BOOSTER CLUB MISSION STATEMENT

Submitted by Vicki Loper, Booster Club President

Thank you to Keith Arndt and John Loper for calling our Monday night bingo games, and to Kay, Peggy and Eudora for helping out with our games. Big winners and even bigger jackpots! Open to residents, friends, and family. Thank you all for the participation.

Advance tickets are needed for breakfasts and all other events, with the exception of the Ice Cream Social. Ticket sellers for February are Vicki Loper 610-248-1158, Joanne Dunn 617-686-4078, and Brenda Ferguson 330-671-7103. Tickets are available at bingo, LCR, around the pool, or give one of us a call.

All of our January events were successful. Everyone enjoyed our Welcome to the New Year Black and White dance with Mark Ralston entertainment. Thank you to all our volunteers, for a fun evening! Our breakfast, Ice Cream Social, Sombrero Saturday Taco dinner, and Kay's Kreations craft night were all terrific events! Thanks to all who participated.

FEBRUARY BOOSTER CLUB ACTIVITIES:

Bingo every Monday night at 7pm

Sunday, February 5, 2023, Shawn's Craft Night, Seashell Mosaic on Glass 6pm Cost is \$30 p/p. Sign- up sheets on Booster Club bulletin board.

Saturday, February 11, 2023, Booster Club Breakfast \$8 p/p Menu, scrambled eggs, sausage, cheese potatoes, assorted bread, fruit cup, coffee and juice. 9am-10:30am, 50/50 will be drawn at 10:15am last day for tickets is February 8.

Saturday, February 18, 2023, Sweetheart Spaghetti Dinner \$10 p/p 5pm. Hosted by Shirley Laurie. Last day to purchase tickets is February 15.

Sunday, February 19, 2023, Ice Cream Social and Trivia \$5 p/p bring a bowl and spoon.

Thursday, February 23, 2023, Booster Club Meeting 7pm

SAVE THE DATES FOR MARCH:

Saturday, March 11, 2023, Booster Club Breakfast 9am-10:30am, menu to follow.

Saturday, March 18, 2023, Pot Luck Dinner, hosted by Marie Purcell 5pm. Followed by Robert Kalinowski's famous horse racing.

Sunday, March 19, 2023, Ice Cream Social w/trivia 7pm

All are welcome to our Booster Club meetings, 4th Thursday of the month 7pm. We are always looking for new ideas for our Booster Club, and volunteers for our events. See you there!

Ice Cream Social

When: Sunday, February 19th 7 PM

Where: Clubhouse Hall

Try your luck with 50/50!

Test your knowledge with Trivia by Pat Loretto

\$5 per person

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

Ice Cream Social is now the third
Sunday at 7 PM!

PURPLE PASSION LADIES

WHERE: Daddy's Grill
3682 Tampa Rd
Oldsmar

WHEN: Tuesday, February 21, 2023

TIME: 1PM

HOSTESS: Mary Dunn ;727-669-8558
RSVP by 2/19

New members are welcomed to join us to be frivolous and have fun!



Ladies Lunch Bunch

When: Tuesday, Feb. 7th at 1 PM

Where: Molly Goodheads Raw Bar
400 Orange Street
Ozona

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

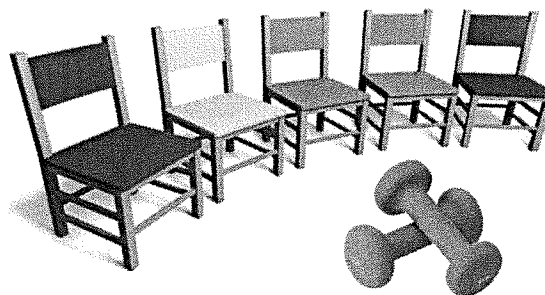
**ALL LADIES
WELCOME!!**



CHAIR EXERCISE

Submitted by Joanne Dunn

Come join us every Friday morning in the Clubhouse living room at **10:30 AM** for a little exercising and a few laughs! It's time to get in shape again! Bring weights if you have them.



Book Talk

We are delighted to have author, Dorothy Weik Smiljanich here with us at Mission Hills for the winter months. Dorothy's mom lived here at Mission Hills for many years and she is happy to be back in familiar territory. Her book, Bringing Jessie Home, A Story of Canine Rescue, Human Redemption is a delightful story that "celebrates the bond between human beings and their canine companions." We are going to gather at the Clubhouse on Friday, March 10 at 7p.m. to listen to a short reading followed by a discussion the book. You may obtain a copy of the book from Amazon or the public library. A third of the book sales go to Amazon, a third to the printer, and a third goes to no-kill shelters. We hope to see you on March 10th for a discussion of this book. Questions? Contact Susan Salesses at 727-745-8421.

LET'S TALK ABOUT SPECIAL ASSESSMENTS

A special assessment is required of all owners in a condominium association anytime an issue or project arises which is beyond the financial scope of the budget or reserves. When you bought into Mission Hills, you became a member and owner of the association. As a result, you are responsible and must share the costs of maintaining the common elements: roads, sewer system, water lines, physical plant, roofs, carports and exteriors of the buildings and equipment. The cost of any repairs must be shared by all 477 owners.

The Board of Directors has no control over an assessment. They should not be blamed when it's necessary to implement an assessment to cover repairs or replacement of the affected areas, or to seek bids, if and when necessary, as required by the statute. An example would be if an underground waterline was affected and had to be replaced, if/when we repave our roads, or an unforeseen, unplanned event not covered by the reserves or an annual budget. It is usually a singular event and a payment plan is usually put in place.

Since reserves were not set up when Mission Hills was started in 1971, it has presented a problem over the years as the community aged. Solid reserves were not put in place until 2007. As reserves were added, our monthly maintenance fees rose to where they are now. Assessments are one shot events and do not affect our monthly fees. Raising the reserves will raise our monthly condo fees.

Because we live in a land leased community, we basically pay the owners of the land a monthly rental that we all share in our condo fees. Right now, we each pay approximately \$85 a month for the land lease. As an example, if you own a 2/2, your monthly condo fee is \$558.43, less the \$85 land lease, you pay approximately \$473. That's not bad considering all you get for your money. Of course, all of this should have been explained to you by your realtor when you looked to buy in Mission Hills. This is all part of life and living in a land leased condominium association.

Bon Appetit—Super Bowl Crab Dip

8 ounce cream cheese at room temp
1/4 cup mayonnaise
1/4 cup sour cream
1 cup grated sharp cheddar cheese
1 cup grated pepper jack cheese
1/4 cup minced onion or fresh chives
1 garlic clove minced
1 tablespoon Worchester sauce
1 tablespoon Tabasco sauce
1 1/2 tablespoons lemon juice
1/2 teaspoon kosher salt
1/2 teaspoon freshly ground pepper
1 pound jumbo lump crab meat

In a large bowl, beat together cream cheese, mayo, and sour cream until smooth.

Stir in pepper jack, cheddar, onion, garlic and Worchester, tabasco, lemon juice, salt and pepper until combined.

Fold in the crab transfer to serving dish and chill for 1 hour or overnight. Serve with crackers.

NATIONAL CREMATION SOCIETY ANNUAL SEMINAR

**PRESENTED BY
Pamela Mason**

**Wednesday March 8, 2023
1pm**

**Refreshments will be served.
Mission Hills Clubhouse
Sign up in the lobby.**

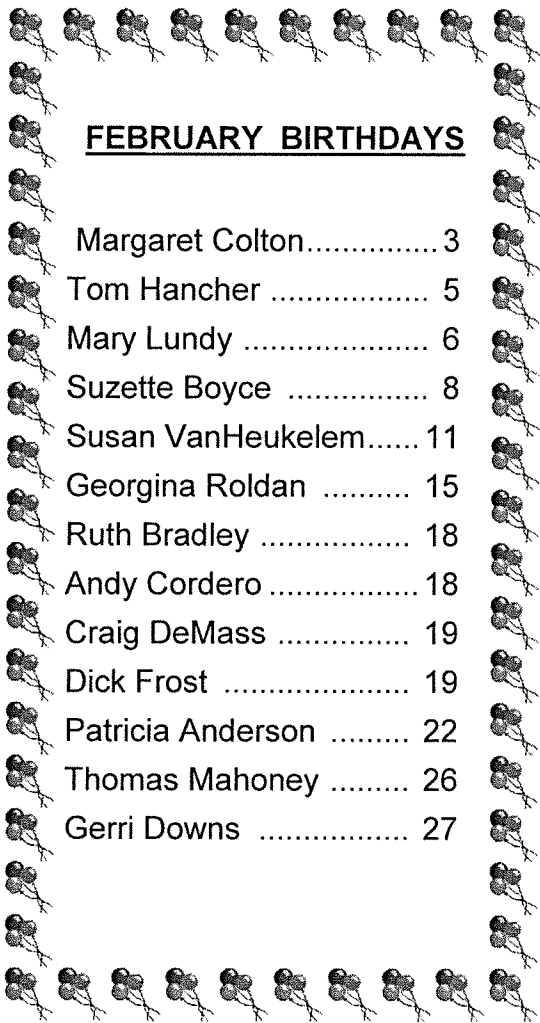
Home covid test are available for free at the
Mission Hills Office.

STAMPWOUNDED (www.stampsforthewounded.org)

The holiday season is upon us and many of you will soon be receiving cards and letters in the mail. Consider donating the stamps by tearing off the canceled postage stamp, leaving at least a 1/4" of the envelope bordering the whole stamp? (see picture below) All of the canceled stamps will be collected and sent to Stamps for the Wounded, a service organization dedicated to providing comfort and stimulating activity to U.S. veterans through stamp collecting. They are a 100% volunteer organization. This is simple and it will help many of our veterans. Stamps will be collected year-round in a box outside the office. There are brochures explaining the project near the collection box if you are interested. Thank you for supporting our veterans.

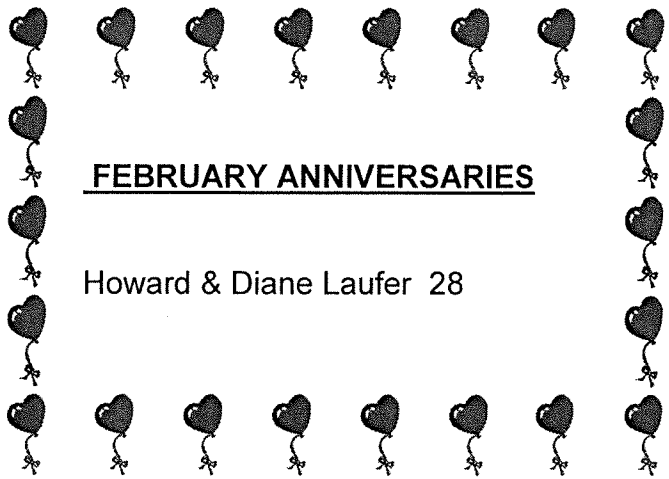
Peter Salesses
US Army, Vietnam 69-70





FEBRUARY BIRTHDAYS

Margaret Colton.....	3
Tom Hancher	5
Mary Lundy	6
Suzette Boyce	8
Susan VanHeukelem.....	11
Georgina Roldan	15
Ruth Bradley	18
Andy Cordero	18
Craig DeMass	19
Dick Frost	19
Patricia Anderson	22
Thomas Mahoney	26
Gerri Downs	27






FEBRUARY ANNIVERSARIES

Howard & Diane Laufer	28
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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 Club-house lobby. They will be taken to the Ronald McDonald House to be used for their needs to make the families' stay easier and more comfortable.

   WITH GREAT APPRECIATION

Please excuse this note coming a month later than planned. We sent it to the wrong email address. We want to thank all of our thoughtful residents who made a contribution this year and so generously donated over 210 boxes of cereal that was collected in less than two weeks! A large appreciation to those of you who brought more than one box of cereal to add to the collection. They were collected for the Metropolitan Ministries Food Pantry in Tampa, which is in great need of all food. Our donation was added to the 2200 other boxes delivered to the pantry whose shelves were almost empty. We are so fortunate to be in a community that displays such a giving heart! We have so much to be thankful. May God bless you, for sharing with others.

♥ Mary and Joanne Dunn

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Thursday	9:30 am - 5:00 pm
Friday	9:30 am - 5:00 pm
Saturday	10 am - 1:00 pm
Sunday	Closed

PUBLIC WELCOME!

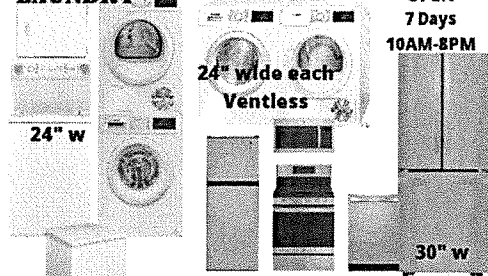
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TUE, FEB 14

BILMCHER CAPITOL THEATRE

THE TEMPTATIONS



FRI, FEB 17

RUTH ECKERO HALL

THE BEE GEES
STAYIN' ALIVE



\$18 TIX

SUN, FEB 19 • 1PM

RUTH ECKERO HALL

The Beach Boys



AMERICA'S BAND

WED, FEB 22

RUTH ECKERO HALL

FRANKIE VALLI
THE FOUR SEASONS
2 NIGHTS

FRI & SAT • FEB 24 & 25

RUTH ECKERO HALL

NEIL BERG'S
114
YEARS OF
BROADWAY

2 SHOWS \$18 TIX

THU, MAR 2 • 1 & 7:30PM

RUTH ECKERO HALL

25th ANNIVERSARY
Doo Wop
REUNION
Kenny Vance
& The Planotones
Lou Christie
Jay Siegel's Tokens
Joey Dee

SAT, MAR 4

RUTH ECKERO HALL

THE BEAT
GOES ON
#1 CHER
TRIBUTE
SHOW

\$18 TIX

SUN, MAR 5 • 1PM

RUTH ECKERO HALL

JOHNNY MATHEIS

SAT, MAR 25

RUTH ECKERO HALL

PAUL ANKA

SAT, APR 1

RUTH ECKERO HALL

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Facebook icons and handles: @NeighborlySeniorCare, @Neighborly_Care

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johnemberson.hometrusterrealtygroup.com

John has lived in Mission Hills for ten years and will help you buy or sell your condo. Schedule your appointment to get a complimentary market evaluation.

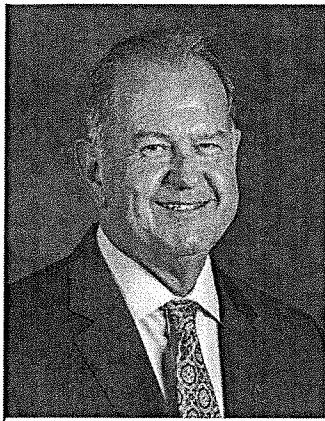
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Mission Hills Resident

Mama The Cat Sitter

Bonnie-Jean Creais
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Mission Hills references provided upon request.

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Stephanie Sadler

Licensed Real Estate Agent

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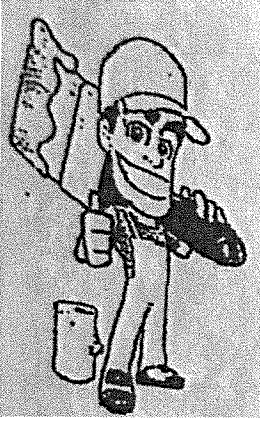
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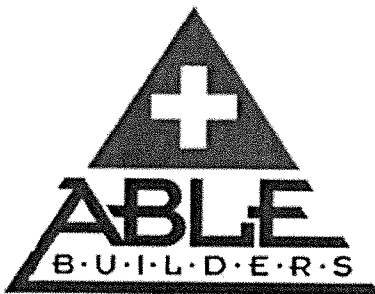
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Call Kathy Spooner at 727-639-3481 or
Penni Dietrich at 631-742-7926

Kathy also does condo cleaning and runs errands.



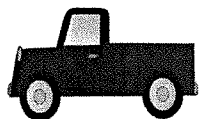
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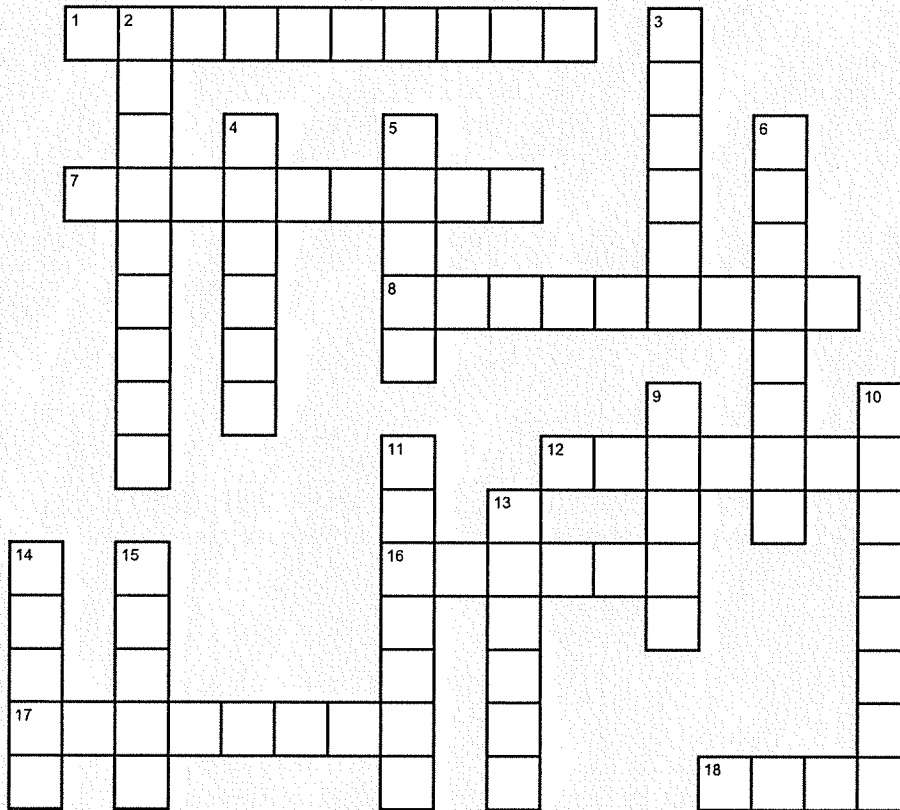
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Jeff would like to send a special

THANKS

to Mission Hills for all your years of patronage!

Space Crossword



ACROSS

- 1) Sky-at-night observer
- 7) Observatory instrument
- 8) Planet beyond Sol's grasp
- 12) Attractive force
- 16) Mars or Neptune, e.g.
- 17) All there is
- 18) Space Race goal

DOWN

- 2) Exploding star
- 3) Solar halo
- 4) Falling star
- 5) Halley's _____
- 6) Body in a belt
- 9) Terra firma
- 10) Lightest element
- 11) Largest of the planets
- 13) Milky Way, e.g.
- 14) Evening star
- 15) Planet's path



FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Coin Sale 12:30pm to 1:30pm	2	3	4
5 BC Shawn's Seashell Craft 6pm	6	7 Lunch Bunch Molly Goodheads Raw Bar 1pm	8	9 Candidates Night 6pm	10 Book Talk Bringing Jesse Home 7pm	11 BC Breakfast 9am—10:30am
12 Super Bowl	13	14 Dumpster Drop off 9am-12pm	15 Coin Sale 12:30pm to 1:30pm	16 Informational Seminar 6pm	17 Documents Committee 11am	18 BC Sweetheart Spaghetti Dinner 5pm
19 BC Ice Cream Social 7pm	20	21 Purple Passion Lunch Daddy's Grill 1pm	22	23 BC Meeting 7pm	24	25
26	27	28 Dumpster Drop Off 9am -12pm				

Mondays:

Water Aerobics 10am
Poker 6pm
Bingo 7pm

Tuesdays:

Euchre: 7pm

Wednesdays:

Water Aerobics 10am
Blood Pressure 2pm
Poker 6pm
Left, Right Center
7pm

Thursdays:

Fridays:

Chair Exercise
10:30am
Poker 6pm
Dominos 7pm