

* DECEMBER 2025 *

MISSION HILLS POST

Jelly's Jam

WELCOME, WELCOME, WELCOME! IT'S SO
MICE TO SEE SO MANY OF YOU BACK WHERE
YOU BELONG, IN THE SUNSHINE!

There has been a flurry of activity going on. The palm trees have all been trimmed and look so much healthier. Please keep in mind they haven't been touched in three years, so we have our fingers crossed they respond well and flourish.

The new well we ended up having to install will be up and running before this is published. We had originally thought the existing well could be salvaged but to our dismay, we found out the existing well casing was damaged beyond repair. We made a quick decision to drill a new well and tie into the old existing one. By doing that we avoided having to pay abandoning fees on the old one and had all the pump parts already purchased. We were charged for the new drill so while we spent approximately \$30,000 we saved over \$20,000 by choosing to go this route. This week the irrigation company has been in, and you should see your sprinklers return to life in the southern part of Mission Hills. They will also be repairing timers and sprinkler heads all around the facility. Daily watering should be back on track.

(continued on next page)



IN THIS ISSUE:

JELLY'S JAM....	1
LAUNDRY TEAM....	2
DIRECTORY....	3
RED HATS....	4
TREASURER REPORT AND NEIGHBORHOOD WATCH....	5
DOCS COMMITTEE....	6
BOOSTER CLUB....	7
LUNCH BUNCH....	9
ADS....	10-14
CALENDAR....	15

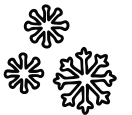
(continued from front)

Another ongoing issue is another favorite, which is drainage. We work with Matt's Plumbing on the outside of the units. We have found them to be extremely reliable and honest. If you have a problem inside your unit, please call any plumber you choose. If that plumber determines the problem is exterior, call the office and we will get a plumber out to fix our part of the problem. Please keep in mind, very few plumbers work on weekends, and if they do, it is very expensive! Be mindful what you are putting down the drains... nothing other than good old toilet paper should be flushed!

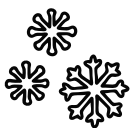
The pool has been open for a few weeks until 10pm and it is great to see many people enjoying the evening swim time! Water Aerobics take place every Monday, Wednesday, and Friday and there is always laughter in the pool! Also, Penni Dietrich has been leading the charge to get the shuffleboard courts working again, and Tuesday nights that's the place to be! The usual board games, bingo, LRC will be picking up steam now that so many people have returned.

On a more serious note, if you see something going on or someone here that you don't think belongs here, please bring it to the attention of the office. We have been having some incidents of vandalism occurring and we would like to see them end!

I hope everyone has a great Holiday Season and that you'll be noticing some new decorations when you come into The Hills.



WE ARE LOOKING FOR A GROUP OF VOLUNTEERS TO HELP US STARTING JANUARY. WE WOULD LIKE TO HAVE A DOOR TO DOOR SURVEY DONE TO GET AN ACCURATE RESIDENT UPDATE. THERE HAVE BEEN SO MANY CHANGES SINCE THE COMPLETION OF THE HOPA FORMS. THIS WILL HELP US GET A HOLD OF PEOPLE IN EMERGENCIES, A HEADCOUNT FOR SAFETY. THIS WILL ALSO GIVE US A BETTER UNDERSTANDING OF WHO IS RENTING. THERE ARE SO MANY NEW FACES THAT WE HAVE NOT REALLY MET YET. ALL HELP IS WELCOMED AND APPRECIATED! EVERYBODY DID SUCH A GREAT JOB WITH THE HOPA FORMS, SO I AM HOPING THIS IS JUST AS SUCCESSFUL!



From the Laundry Team...

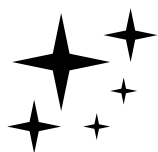
We hope you have taken advantage of the fans placed in the North and South laundry rooms during the hot and humid days. Simply touch the switch marked "FAN" to turn them on and off.

Thank you residents for writing up work orders and placing "out of order" signs on washer/dryer. This helps us to explain to the company what type of repair is necessary.

A new cleaning crew has been hired for the laundry rooms, and they are doing a nice job of keeping the areas clean.

Quarters are available in \$10 increments in the lobby on the 1st and 3rd Wednesday of each month from 1pm-2pm.

Our goal is to have the machines continually in working order and to have the areas cleaned properly.



MISSION HILLS DIRECTORY

Board of Directors:

President: Pat Banning mhcadirector.pat@gmail.com
Treasurer: Ron Stock mhcadirector.ron@gmail.com
Secretary Christine Esperti mhcadirector.christine@gmail.com
Member at Large Barnaby Smith mhcadirector.barnaby@gmail.com

For Your Information:

Clearwater Police; (727) 562-4242
Mission Hills Office: (727) 797-6402 missionhillsfl@gmail.com
Office Hours: Monday-Thursday 9am-5pm (lunch 1pm-2pm)
Friday Office Hours Will Vary
Ameri-Tech Community Management: For emergencies when the Mission Hills office is closed, please call (727) 726-8000. Follow the instructions provided on the recording. Provide your name, address, phone number, that you are calling from Mission Hills, and state the nature of your emergency.
Property Manager: Lexi Sesto asesto@ameritechmail.com

Committees and Activities:

**Bingo- Kay Hunt (810) 845-6597
**Booster Club President- Vicki Loper (610) 248-1158
vwunderly52@gmail.com
**Crafters- Dorothy Blewis (505) 220-1542
**Documents Committee- docscommittee@yahoo.com
**Neighborhood Watch- Susan Salesses (727) 754-8421
**Red Hat Society- Mary Ann Sheehy (727) 669-2016
Jean Eldredge (727) 314-4353
**Email Blast- Helen Stripczewski vetnerz2@gmail.com



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WITH APPLYING FOR FOODSTAMPS AND MEDICAID! CALL
OR TEXT (727) 432-0693

PURPLE PASSION/RED HATS

This year's Purple Passion/Red Hats Holiday Celebration will be quite
an
enjoyable afternoon at this private party for our members.

WHEN: Wednesday, December 17, 2025

TIME: 1PM in the clubhouse hall

MENU: Publix Holiday Hoagie
Chips

Christmas cookies

Drinks (ok to BYOB)

COST: this is a FREE luncheon for our members -- WOOHOO!!

RSVP: this is FIRM for December 10 th because food needs to be
ordered.

But wait ...there's more!

After lunch, we will be playing a game that all will enjoy and to
participate, we
ask that you simply bring an anonymously wrapped gift valued at no
more
than \$20. You're gonna love the holiday spin we've put on a very
popular
White Elephant game. And here's a tip ... if your gift is small in size,
use your

imagination and be creative with wrapping ... just make it fun!!!

Be sure to contact Diana Colletti on her cell: 727-251-4599

OR Jean Eldredge at her home: 727-314-4353

Wear you happiest and sparkley holiday duds.

Let's end our year with fun, laughter, FREE lunch, and a gift ...

take that, Santa .. LOL!!!





Treasurer Report



October Report

For the third month in a row Expenses exceeded Revenues. Revenues were \$312,450 and Expenses were \$355,731. Year to date Revenues are \$2,975,029 and YTD Expenses are \$3,069,594. To reduce expenses, the Board discontinued the services of TruGreen lawn service.

Our collection efforts have finally begun to bear fruit. Total delinquencies went down nearly \$20,000 dollars in one month. They currently are \$58,519 from last months total of \$77,768.



NEIGHBORHOOD WATCH by coordinator Susan Saleses



Welcome to the month of December! We also want to welcome the snowbirds that are returning to sunny FL for the winter. We are so happy to have you back! Thankfully we have had some quiet days in November and hope that that continues throughout December.

A reminder to everyone that our speed limit is 20mph in the complex. Also, it is very important to leave your front lights on all night for the safety of you and your neighbors. The days are getting shorter and your front light helps those coming home from work, dinner, or an evening out. The LED dusk to dawn lights are available for \$5 and cost \$1.75 a YEAR in electricity. So, please be mindful of others and keep your light on.

Your neighborhood watch team continues to patrol the complex each night. We are especially mindful of those who participate in clubhouse activities and try to watch to be sure you are all home safely. Our team patrols for about an hour each night and we welcome new members. If you are interested in helping out, please contact Susan at 727-754-8421 or smags457@gmail.com. You can also contact Susan if you need a lightbulb.

We wish you and your families a joyous holiday season.

MISSION HILLS CONDOMINIUM ASSOCIATION
CLUBHOUSE HALL RESERVATION POLICY

All reservations must be made through the Mission Hills Office. A form will be given to you with information and items to be filled in. Maximum capacity is 155 occupants.

PLEASE CHECK WITH THE OFFICE FOR ALL DETAILS FOR USE OF THE HALL.

BILLIARD ROOM RULES:

- 1 .. Players must be age 18 or older.
- 2 .. Unit owner must be playing with guest(s).
- 3 .. Inexperienced players must be supervised by competent or experienced players.
- 4 .. Players and spectators are no allowed to sit on the tables.
- 5 .. No food or drinks are allowed in the Billiard Room.
- 6 .. Room hours are 9:00AM to 10:00 PM.

EXERCISE ROOM:

- 1 .. All pieces of exercise equipment are available for use by residents.
- 2 .. Room hours are 9:00AM to 10:00PM.

SHUFFLEBOARD COURT RULES:

- 1 .. Players must be age 16 or older.
- 2 .. Playing in bathing attire is NOT allowed and players must wear shoes and shirts.
- 3 .. Walk only on the sidewalks alongside the courts to avoid damage to expensive surfaces.
- 4 .. Conserve use of the floodlights and use only those lights for courts in use.
- 5 .. Be sure to turn out the lights when you are finished playing.
- 6 .. Be courteous and considerate of others. If others are waiting to use the court, please stop after two games to allow those waiting to play.
- 7 .. Return all equipment to the storage area when you are finished.
- 8 .. Playing hours are 9:00AM to 10:00PM

CORN HOLE:

- 1 .. Corn hole boards are available in the equipment shed by the shuffleboard courts.
- 2 .. Residents must provide their own beanbags.
- 3 .. Playing hours are 9:00AM to 10:00PM

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WHAT A CARING COMMUNITY!
NOW WE KNOW WHY MISSION HILLS IS CALLED PARADISE. IT'S BECAUSE THERE ARE SO
MANY ANGELS LIVING HERE!
WE WOULD LIKE TO THANK ALL OF THOSE OF YOU WHO SO GENEROUSLY CONTRIBUTED
BOXES OF
CEREAL THAT WAS COLLECTED FOR THE METROPOLITAN MINISTRIES IN TAMPA DURING
THESE
FIRST WEEKS OF NOVEMBER.
WE APPRECIATE YOUR KINDNESS AND RESPONSE. WITH OUR CONTRIBUTION ADDED TO
THE
OTHER COLLECTIONS, THERE WERE OVER 2,300 BOXES OF CEREAL DELIVERED LAST WEEK
TO THE
FOOD PANTRY. THIS MAY SEEM LIKE MANY BUT WHEN THE CEREAL WAS BROUGHT THERE,
THE CEREAL SHELVES WERE PRACTICALLY EMPTY. SO YOU SEE WE DO MAKE A
DIFFERENCE!
AT THIS TIME WE WOULD LIKE TO TAKE THE OPPORTUNITY TO WISH ALL THE BLESSINGS
OF THE
SEASON FOR YOU AND YOURS.
GRATEFULLY
MARY AND JOANNE DUNN

BOOSTER CLUB EVENTS:

Submitted by Vicki Loper

A big thank you to our bingo team for all your hard work on Monday nights. Bingo card

sales end at 6:50pm and bingo starts at 7pm. Come and join the fun and win some \$\$\$\$! Please remember NO LARGE BILLS! Thank you to our volunteers, Kay, Peggy,

Judy, Cindy, Jelly, Vicki, and Dee.

All tickets for Booster club activities must be purchased by the Wednesday prior to the

event, with the exception of the Ice Cream Social. Tickets are available at bingo, LCR,

Dominos and around the pool. Please contact our ticket sellers, Joanne Dunn 617-686-4078, Shirley Laurie 401-302-1914, Helen S 609-706-7214

Ice Cream Social and Movie night are cancelled for the month of December.

A big thanks to our Sue Rousett for changing our signs for events every week.

Thank you to Penni Dietrich for taking charge of our monthly breakfast scheduling.

DECEMBER ACTIVITIES:

Bingo every Monday at 7pm in the clubhouse. Card sales end at 6:50pm

December 6 Booster Club Pot Luck 5pm, Happy hour 4pm, Yankee Swap for those that

want to participate (\$10 gift for swap) Free for everyone, bring your favorites to share.

December 13 Booster Club breakfast 9am to 10am. Breakfast chefs this month are Barry and Loni. The breakfast menu is a breakfast casserole, meatless or cheese less,

potato puffs, cinnamon rolls, fresh fruit, coffee, tea, and juice. FYI, due to rising costs

breakfast will be \$10 p/p.

Booster Club is sponsoring our annual Christmas Decorating Contest. All are invited to

participate. Judging will take place on December 18, 2025. There will be 1st, 2nd, and

3rd prizes given.

December 18 Booster Club Meeting 7pm. All are welcome! Let's see some new faces.

SAVE THE DATES FOR JANUARY

January 4 Booster Club Ice Cream Social 7pm

January 10 Booster Club Breakfast 9am

January 15 Booster Club Meeting 7pm

January 17 Booster Club Annual Black and White Dance 7pm

January 24 Movie Night TBA 7pm

BOOSTER CLUB “ANGEL SOCKS”



We are so fortunate to be able to share our holidays with friends, family, and those we love. However, that is not the case for many in our area.



In order to help fill that gap, we will, once again, create our Angel Socks project with all of the donations going

to a women's shelter. These women often find

themselves having to escape a hostile and unhealthy environment with their children in tow. Because of this, the holiday season can look pretty bleak for these little families.

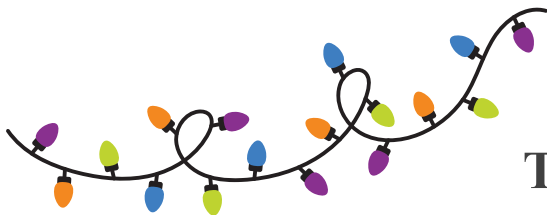
This is where all of our fantastic Hillers come in. Beginning December 1st and running through December 15th, we are asking for donations of small gifts ... candy, bathroom essentials, games, etc.

Then hit the dollar stores for Christmas Stockings and stuff them with your gifts (new, unused). We ask if at all possible that 3 stuffed stockings be donated ... one for Mom, one for a girl child, and one for a boy child. Age does not really matter so just use your imagination to help bring a smile to the faces of these families.

Just drop your Angel Socks into the bin provided in our living room no later than the 15th of December in time for delivery.

Contact Helen at 609-706-7214 with any questions ...

Let's shine our heart lights.



To Mission Hills' Residents:

May your Christmas be merry and brite and your holidays sparkle with cheer to last throughout the year!

**From:
Gerri Downs**



COOL WHIP COOKIES (350 oven)

(submitted by Helen J. Strupczewski)

This is one of the easiest, tastiest cookies I've ever made ... and you can be creative with this recipe by adding chocolate chips, white chocolate chips, M&M's, coconut, crushed nuts, etc., etc. – ENJOY!!!

INGREDIENTS:

- 1 box of any flavor cake mix (chocolate, red velvet, confetti, lemon, etc.)
- 1 container of Cool Whip (8 oz.)
- 1 egg

Confectioner's sugar

DIRECTIONS:

Mix together all ingredients except the sugar

Drop spoonfuls (table or teaspoon .. your choice) into a bowl of the sugar to coat.

Bake at 350 degrees for 12 minutes .. cool before removing

That's it ... simple! You can use a white cake mix and add food coloring for any

holiday ... the skies the limit!!



Lunch Bunch

All ladies welcome!

Red Lobster
26320 US 19N
Clearwater

Tuesday, December 2nd at 1pm

RSVP: Joanne Dunn (617) 686-4078

LEXI'S SPOT

In this short amount of time I have been here, I have found myself to care about each of you. I like to make sure you are taken care of when it comes to not only Association responsibilities, but also things you need to handle as a unit owner. This being said, there has been a few occurrences where I see one of you being taken advantage of. Without giving names, we will use a plumbing issue as example. There were problems with gurgling and backup from a bathroom sink and toilet, which is very common around here. The unit owner called a plumber as they are supposed to do. The plumber they chose came out and not only charged them \$466 to camera the drain, but also quoted them \$4000 to do the required work. They called me in the office to ask for an opinion. Now this cost was absolutely a scam! Not only did I get them in contact with a very reliable plumber, but the cost ended up only being \$500 and he gave her a one year warranty! Of course you are allowed to use whatever company you'd like to do any work inside your unit, but in doing that you take a risk of money grabbing companies. I have worked hard to get to know certain vendors to make sure we get quality work, and very fair prices. I don't recommend companies for any benefit of my own. Unlike certain practices in the past, I do not receive any monetary cut from any company hired to work here. I do it only to know you are in good hands. Please don't hesitate to reach out if you need help finding a company.

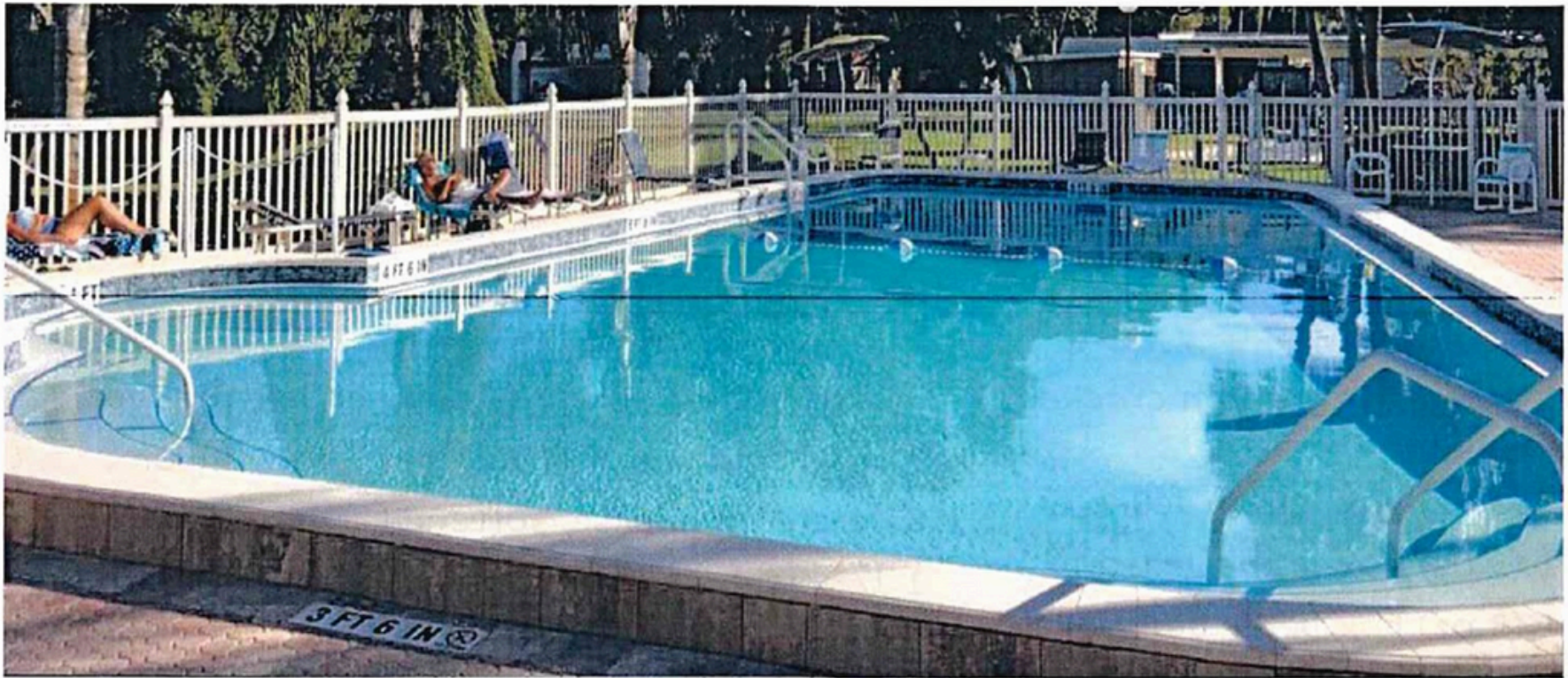
Come learn/play Hand and Foot at the clubhouse! The fun takes place on Thursdays at 12:30pm.
Contact Rose Feneck at (781) 718-7975



Help Needed!!

Night time caregiver is still needed for 95 year old blind Mission Hills resident. Looking for non-medical support. Sleeping accommodations are provided, as well as monetary compensation. Please contact Ted at (239) 494-0096

Even if you can only help a few nights a week, it is something!



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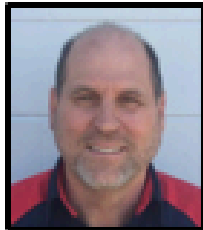
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Penni Dietrich * 631-742-7926

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to Mission Hills for all your years of patronage!

HELP FOR MISSION HILLS RESIDENTS

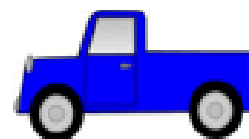
Pickup: TVs, computers and other electronics, used
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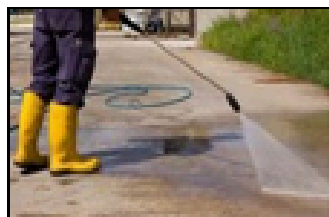
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Chair Exercise

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.



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 families' stay easier and more comfortable.

They greatly appreciate any help that we can provide.



Tuesday Game Night

Come join the Euchre gang and play other games, such as Scrabble, Rummykub, and more. Bring a game and a friend! – 7 PM Clubhouse

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



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